CRA Advisory Board Meeting
Thursday, March 7, 2019 - 6:30 PM
Intracoastal Park Clubhouse, 2240 N. Federal Highway, Boynton Beach, FL 33435
561-737-3256

ADVISORY BOARD AGENDA

1. **Call to Order**
   - **A.** MEETING VIDEO
2. **Roll Call**
3. **Agenda Approval**
   - **A.** Additions, Deletions, Corrections to the Agenda
   - **B.** Adoption of Agenda
4. **Information Only**
   - **A.** Financial Report Period Ending February 28, 2019
5. **Public Comment**
6. **Consent**
   - **A.** Approval of CRA Advisory Board Meeting Minutes - February 7, 2019
7. **Assignments**
   - **A.** Pending Assignments
   - **B.** Reports on Pending Assignments
   - **C.** New Assignments
     1. Dicsussion and Consideration of the CRA's MLK Jr Blvd Project Conceptual Development Terms
     2. Discussion and Consideration of the CRA's Cottage District Infill Housing Project Conceptual Development Terms
     3. Consideration of Equitable Economic Development Grants
8. **CRA Board Items for CRA Advisory Board Review and Recommendations**
   - **A. Old Business**
   - **B. New Business**
     1. Discussion and Consideration of the Purchase for the Property Located at 1101 N. Federal Highway

9. Future Agenda Items

10. Adjournment

Notice

THE CRA SHALL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES WHERE NECESSARY TO AFFORD AN INDIVIDUAL WITH A DISABILITY AN EQUAL OPPORTUNITY TO PARTICIPATE IN AND ENJOY THE BENEFITS OF A SERVICE, PROGRAM OR ACTIVITY CONDUCTED BY THE CRA. PLEASE CONTACT THE CRA, (561) 737-3256, AT LEAST 48 HOURS PRIOR TO THE PROGRAM OR ACTIVITY IN ORDER FOR THE CRA TO REASONABLY ACCOMMODATE YOUR REQUEST.

ADDITIONAL AGENDA ITEMS MAY BE ADDED SUBSEQUENT TO THE PUBLICATION OF THE AGENDA ON THE CRA'S WEBSITE. INFORMATION REGARDING ITEMS ADDED TO THE AGENDA AFTER IT IS PUBLISHED ON THE CRA'S WEBSITE CAN BE OBTAINED FROM THE CRA OFFICE.

ADVISORY BOARD ITEM 1.A.

CALL TO ORDER

SUBJECT:
MEETING VIDEO

SUMMARY:
MEETING VIDEO

ADVISORY BOARD ITEM 4.A.

INFORMATION ONLY

SUBJECT:

Financial Report Period Ending February 28, 2019

SUMMARY:

Attached is the monthly budget report for February 2019 representing the Agency's revenues and expenses (Attachment I); Statement of Revenues, Expenditures and Changes in Fund Balance Report (Attachment II); and Budget Comparison Schedule - General Fund (Attachment III).

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach Community Redevelopment Plan and FY 2018-2019 CRA Budget

---

ATTACHMENTS:

Description
Attachment I - Monthly Financial Report for Period Ending February 28, 2019
Attachment II - Statement of Revenues, Expenditures and Changes in Fund Balance Report
Attachment III - Budget Comparison Schedule

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

01 -GENERAL FUND
FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
REVENUE SUMMARY							
T.I.F.INCOME	12,421,686	12,421,686	0.00	12,558,411.00	0.00	(136,725.00)	1.10-
MARINA RENT & GRANT INC	1,000,000	1,000,000	7,776.59	376,038.23	0.00	623,961.77	62.40
INVESTMENT INCOME	0	0	0.00	16,279.58	0.00	(16,279.58)	0.00
CONTRIBUTIONS & DONATION	0	0	0.00	84,629.32	0.00	(84,629.32)	0.00
MISCELLANEOUS	0	0	278.40	8,883.13	0.00	(8,883.13)	0.00
TOTAL REVENUES	13,421,686	13,421,686	8,054.99	13,044,241.26	0.00	377,444.74	2.81
EXPENDITURE SUMMARY							
LEGISLATIVE	30,000	30,000	298.76	6,140.93	1,500.00	22,359.07	74.53
ADMINISTRATIVE	522,480	522,480	24,413.86	186,562.04	0.00	335,917.96	64.29
FINANCE	194,309	194,309	9,489.88	71,067.95	420.00	122,821.05	63.21
INSURANCES	172,500	172,500	0.00	111,664.89	0.00	60,835.11	35.27
PROFESSIONAL SERVICES	264,000	264,000	3,861.00	46,318.84	61,876.00	155,805.16	59.02
PLANNING	122,060	122,060	4,382.54	32,946.24	0.00	89,113.76	73.01
BUILDINGS & PROPERTY	723,545	723,545	11,934.60	194,346.63	86,896.05	442,302.32	61.13
MARINA	1,000,000	1,000,000	65,997.41	351,120.97	0.00	648,879.03	64.89
COMMUNICATIONS & TECHNOLO	79,500	79,500	14,195.63	24,331.10	17,354.36	37,814.54	47.57
CONTINGENCY	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00
MARKETING	149,089	149,089	9,063.16	41,576.56	0.00	107,512.44	72.11
SPECIAL EVENTS	69,756	69,756	3,173.96	24,244.85	0.00	45,511.15	65.24
EMPLOYEE BEBEFITS	395,679	395,679	9,319.23	83,038.93	0.00	312,640.07	79.01
DEBT SERVICE	2,136,465	2,136,465	0.00	2,136,465.00	0.00	0.00	0.00
TRANSFER OUT	7,462,303	7,462,303	0.00	7,462,303.00	0.00	0.00	0.00
TOTAL EXPENDITURES	13,421,686	13,421,686	156,130.03	10,772,127.93	168,046.41	2,481,511.66	18.49
REVENUES OVER/(UNDER) EXPENDITURES	0	0	(148,075.04)	2,272,113.33	(168,046.41)	(2,104,066.92)	0.00

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

01 -GENERAL FUND

REVENUES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
T.I.F.INCOME							
01-41000 T.I.F. COLLECTIONS	12,421,686	12,421,686	0.00	12,558,411.00	0.00	(136,725.00)	1.10-
TOTAL T.I.F.INCOME	12,421,686	12,421,686	0.00	12,558,411.00	0.00	(136,725.00)	1.10-
MARINA RENT & GRANT INC							
01-42115 MARINA RENTS	100,000	100,000	9,509.50	42,847.14	0.00	57,152.86	57.15
01-42116 MISCELLANEOUS RENTS FRO PROPE	0	0	0.00	2,127.38	0.00	(2,127.38)	0.00
01-42117 MARINA FUEL SALES	900,000	900,000	0.00	332,404.00	0.00	567,596.00	63.07
01-42118 MARINA MISC INCOME	0	0	(1,732.91)	(1,340.29)	0.00	1,340.29	0.00
TOTAL MARINA RENT & GRANT INC	1,000,000	1,000,000	7,776.59	376,038.23	0.00	623,961.77	62.40
MARKETING INCOME							
FESTIVALS & EVENT INCOME							
INVESTMENT INCOME							
01-46100 INTEREST INCOME	0	0	0.00	16,279.58	0.00	(16,279.58)	0.00
TOTAL INVESTMENT INCOME	0	0	0.00	16,279.58	0.00	(16,279.58)	0.00
CONTRIBUTIONS & DONATION							
01-47200 IN KIND REVENUE	0	0	0.00	84,629.32	0.00	(84,629.32)	0.00
TOTAL CONTRIBUTIONS & DONATION	0	0	0.00	84,629.32	0.00	(84,629.32)	0.00
MISCELLANEOUS							
01-48100 MISCELLANEOUS INCOME	0	0	278.40	8,883.13	0.00	(8,883.13)	0.00
TOTAL MISCELLANEOUS	0	0	278.40	8,883.13	0.00	(8,883.13)	0.00
OTHER FINANCING SOURCES							
TOTAL REVENUES	13,421,686	13,421,686	8,054.99	13,044,241.26	0.00	377,444.74	2.81

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

01 -GENERAL FUND
LEGISLATIVE

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PURCHASED/CONTRACT SERV							
01-51010-200 CONTRACTUAL EXPENSE	7,500	7,500	113.00	339.00	1,500.00	5,661.00	75.48
01-51010-216 ADVERTISING & PUBLIC NOTI	6,500	6,500	185.76	1,272.63	0.00	5,227.37	80.42
01-51010-225 ASSOC. MEETINGS & SEMINAR	14,500	14,500	0.00	4,518.61	0.00	9,981.39	68.84
01-51010-227 DELIVERY SERVICES	750	750	0.00	0.00	0.00	750.00	100.00
TOTAL PURCHASED/CONTRACT SERV	29,250	29,250	298.76	6,130.24	1,500.00	21,619.76	73.91
SUPPLIES							
01-51010-310 OFFICE SUPPLIES	750	750	0.00	10.69	0.00	739.31	98.57
TOTAL SUPPLIES	750	750	0.00	10.69	0.00	739.31	98.57
TOTAL LEGISLATIVE	30,000	30,000	298.76	6,140.93	1,500.00	22,359.07	74.53

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

01 -GENERAL FUND
ADMINISTRATIVE

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PERSONNEL SERVICES							
01-51230-100 PERSONNEL SERVICES	457,250	457,250	22,531.05	169,708.31	0.00	287,541.69	62.89
01-51230-115 CAR ALLOWANCE	5,220	5,220	272.46	2,047.76	0.00	3,172.24	60.77
TOTAL PERSONNEL SERVICES	462,470	462,470	22,803.51	171,756.07	0.00	290,713.93	62.86
PURCHASED/CONTRACT SERV							
01-51230-225 ASSOC. MEETINGS & SEMINAR	16,900	16,900	1,264.86	5,456.68	0.00	11,443.32	67.71
01-51230-226 MEMBERSHIP DUES	11,085	11,085	0.00	4,311.00	0.00	6,774.00	61.11
01-51230-227 DELIVERY SERVICES	500	500	0.00	0.00	0.00	500.00	100.00
01-51230-229 CAREER DEVELOPMENT	19,500	19,500	0.00	2,251.00	0.00	17,249.00	88.46
TOTAL PURCHASED/CONTRACT SERV	47,985	47,985	1,264.86	12,018.68	0.00	35,966.32	74.95
SUPPLIES							
01-51230-310 OFFICE SUPPLIES	3,000	3,000	77.61	302.00	0.00	2,698.00	89.93
01-51230-315 POSTAGE	2,500	2,500	0.00	267.44	0.00	2,232.56	89.30
01-51230-340 CELLULAR PHONES	3,420	3,420	267.88	1,338.80	0.00	2,081.20	60.85
01-51230-355 SUBSCRIPTIONS	605	605	0.00	0.00	0.00	605.00	100.00
01-51230-360 BOOKS & PUBLICATIONS	500	500	0.00	146.22	0.00	353.78	70.76
TOTAL SUPPLIES	10,025	10,025	345.49	2,054.46	0.00	7,970.54	79.51
CAPITAL EXPENDITURES							
01-51230-400 EQUIPMENT COSTS	2,000	2,000	0.00	732.83	0.00	1,267.17	63.36
TOTAL CAPITAL EXPENDITURES	2,000	2,000	0.00	732.83	0.00	1,267.17	63.36
DEPRECIATION & AMORT							
TOTAL ADMINISTRATIVE	522,480	522,480	24,413.86	186,562.04	0.00	335,917.96	64.29

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

01 -GENERAL FUND
AUDITOR

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PURCHASED/CONTRACT SERV							

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

01 -GENERAL FUND
FINANCE

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PERSONNEL SERVICES							
01-51325-100 PERSONNEL SERVICES	168,269	168,269	8,783.29	66,013.38	0.00	102,255.62	60.77
TOTAL PERSONNEL SERVICES	168,269	168,269	8,783.29	66,013.38	0.00	102,255.62	60.77
PURCHASED/CONTRACT SERV							
01-51325-200 CONTRACTUAL EXPENSE	250	250	0.00	175.00	0.00	75.00	30.00
01-51325-201 BANK FEES	3,000	3,000	394.19	1,799.66	0.00	1,200.34	40.01
01-51325-225 ASSOC. MEETINGS & SEMINAR	8,450	8,450	123.77	274.20	420.00	7,755.80	91.78
01-51325-226 MEMBERSHIP DUES	1,300	1,300	0.00	150.00	0.00	1,150.00	88.46
01-51325-227 DELIVERY COSTS	500	500	8.46	59.71	0.00	440.29	88.06
01-51325-229 CAREER DEVELOPMENT	5,000	5,000	0.00	647.02	0.00	4,352.98	87.06
TOTAL PURCHASED/CONTRACT SERV	18,500	18,500	526.42	3,105.59	420.00	14,974.41	80.94
SUPPLIES							
01-51325-310 OFFICE SUPPLIES	2,500	2,500	77.61	337.33	0.00	2,162.67	86.51
01-51325-340 CELLULAR PHONES	1,440	1,440	102.56	512.65	0.00	927.35	64.40
01-51325-355 SUBSCRIPTIONS	1,300	1,300	0.00	1,099.00	0.00	201.00	15.46
01-51325-360 BOOKS & PUBLICATIONS	700	700	0.00	0.00	0.00	700.00	100.00
01-51325-365 OFFICE PRINTING COSTS	600	600	0.00	0.00	0.00	600.00	100.00
TOTAL SUPPLIES	6,540	6,540	180.17	1,948.98	0.00	4,591.02	70.20
CAPITAL EXPENDITURES							
01-51325-400 EQUIPMENT COSTS	1,000	1,000	0.00	0.00	0.00	1,000.00	100.00
TOTAL CAPITAL EXPENDITURES	1,000	1,000	0.00	0.00	0.00	1,000.00	100.00
DEPRECIATION & AMORT							
TOTAL FINANCE	194,309	194,309	9,489.88	71,067.95	420.00	122,821.05	63.21

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

01 -GENERAL FUND
INSURANCES

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PURCHASED/CONTRACT SERV							
01-51410-213 GENERAL PROPERTY COVERAGE	172,500	172,500	0.00	111,664.89	0.00	60,835.11	35.27
TOTAL PURCHASED/CONTRACT SERV	172,500	172,500	0.00	111,664.89	0.00	60,835.11	35.27
TOTAL INSURANCES	172,500	172,500	0.00	111,664.89	0.00	60,835.11	35.27

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

01 -GENERAL FUND
PROFESSIONAL SERVICES

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PURCHASED/CONTRACT SERV							
01-51420-200 CONTRACTUAL EXPENSE	142,000	142,000	3,861.00	42,192.93	2,376.00	97,431.07	68.61
01-51420-201 CONTRACT LEGAL	100,000	100,000	0.00	4,125.91	45,000.00	50,874.09	50.87
01-51420-204 CITY STAFF COSTS	22,000	22,000	0.00	0.00	14,500.00	7,500.00	34.09
TOTAL PURCHASED/CONTRACT SERV	264,000	264,000	3,861.00	46,318.84	61,876.00	155,805.16	59.02
TOTAL PROFESSIONAL SERVICES	264,000	264,000	3,861.00	46,318.84	61,876.00	155,805.16	59.02

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

01 -GENERAL FUND
PLANNING

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PERSONNEL SERVICES							
01-51440-100 PERSONNEL SERVICES	78,950	78,950	4,120.96	30,972.37	0.00	47,977.63	60.77
TOTAL PERSONNEL SERVICES	78,950	78,950	4,120.96	30,972.37	0.00	47,977.63	60.77
PURCHASED/CONTRACT SERV							
01-51440-225 ASSOC. MEETINGS & SEMINAR	29,820	29,820	38.77	1,033.65	0.00	28,786.35	96.53
01-51440-226 MEMBERSHIP DUES	1,350	1,350	0.00	0.00	0.00	1,350.00	100.00
01-51440-227 DELIVERY SERVICES	300	300	0.00	32.72	0.00	267.28	89.09
01-51440-229 CAREER DEVELOPMENT	6,300	6,300	0.00	0.00	0.00	6,300.00	100.00
TOTAL PURCHASED/CONTRACT SERV	37,770	37,770	38.77	1,066.37	0.00	36,703.63	97.18
SUPPLIES							
01-51440-310 OFFICE SUPPLIES	1,500	1,500	77.61	281.70	0.00	1,218.30	81.22
01-51440-340 CELLULAR PHONES	540	540	45.00	225.00	0.00	315.00	58.33
01-51440-355 SUBSCRIPTIONS	1,500	1,500	100.20	400.80	0.00	1,099.20	73.28
01-51440-360 BOOKS & PUBLICATIONS	300	300	0.00	0.00	0.00	300.00	100.00
01-51440-365 OFFICE PRINTING COSTS	1,500	1,500	0.00	0.00	0.00	1,500.00	100.00
TOTAL SUPPLIES	5,340	5,340	222.81	907.50	0.00	4,432.50	83.01
CAPITAL EXPENDITURES							
DEPRECIATION & AMORT							
TOTAL PLANNING	122,060	122,060	4,382.54	32,946.24	0.00	89,113.76	73.01

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

01 -GENERAL FUND
BUILDINGS & PROPERTY

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PURCHASED/CONTRACT SERV							
01-51620-200 CONTRACTUAL EXPENSE	3,045	3,045	164.94	679.88	0.00	2,365.12	77.67
01-51620-201 PROPERTY TAXES & ASSOC. D	75,000	75,000	(3.56)	12,603.92	0.00	62,396.08	83.19
01-51620-205 RENTAL OF OFFICES	104,000	104,000	5,977.87	29,890.93	0.00	74,109.07	71.26
01-51620-208 EQUIPMENT LEASES	11,500	11,500	748.04	2,040.51	8,226.05	1,233.44	10.73
01-51620-209 PROPERTY MAINTENENCE COST	490,000	490,000	3,998.05	55,520.62	78,670.00	355,809.38	72.61
01-51620-210 IN KIND EXPENSE	0	0	0.00	84,629.32	0.00	(84,629.32)	0.00
01-51620-224 SIGNAGE	10,000	10,000	0.00	467.50	0.00	9,532.50	95.33
TOTAL PURCHASED/CONTRACT SERV	693,545	693,545	10,885.34	185,832.68	86,896.05	420,816.27	60.68
SUPPLIES							
01-51620-325 ELECTRICITY COSTS	15,000	15,000	509.50	5,285.90	0.00	9,714.10	64.76
01-51620-326 WATER CHARGES	15,000	15,000	539.76	3,228.05	0.00	11,771.95	78.48
TOTAL SUPPLIES	30,000	30,000	1,049.26	8,513.95	0.00	21,486.05	71.62
CAPITAL EXPENDITURES							
DEPRECIATION & AMORT							
TOTAL BUILDINGS & PROPERTY	723,545	723,545	11,934.60	194,346.63	86,896.05	442,302.32	61.13

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

01 -GENERAL FUND
MARINA

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PURCHASED/CONTRACT SERV							
01-51630-200 CONTRACTUAL	500	500	0.00	450.00	0.00	50.00	10.00
01-51630-209 PROPERTY MAINTENENCE	28,000	28,000	653.58	8,173.69	0.00	19,826.31	70.81
01-51630-241 MARINA FUEL MANAGEMENT	187,180	187,180	15,573.17	77,865.85	0.00	109,314.15	58.40
01-51630-242 MARINE FUEL STATION OVERH	29,500	29,500	2,084.81	12,473.84	0.00	17,026.16	57.72
TOTAL PURCHASED/CONTRACT SERV	245,180	245,180	18,311.56	98,963.38	0.00	146,216.62	59.64
SUPPLIES							
01-51630-310 OFFICE SUPPLIES	1,000	1,000	32.20	294.23	0.00	705.77	70.58
01-51630-325 ELECTRIC COSTS	8,100	8,100	446.83	2,187.51	0.00	5,912.49	72.99
01-51630-326 WATER COSTS	12,000	12,000	156.24	2,079.91	0.00	9,920.09	82.67
01-51630-327 GASOLINE & DEISEL FUEL PU	721,720	721,720	45,943.49	243,023.57	0.00	478,696.43	66.33
01-51630-328 MARINA DIESEL SALES TAX	12,000	12,000	1,107.09	4,572.37	0.00	7,427.63	61.90
TOTAL SUPPLIES	754,820	754,820	47,685.85	252,157.59	0.00	502,662.41	66.59
CAPITAL EXPENDITURES							
TOTAL MARINA	1,000,000	1,000,000	65,997.41	351,120.97	0.00	648,879.03	64.89

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

01 -GENERAL FUND
COMMUNICATIONS & TECHNOLO

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PURCHASED/CONTRACT SERV							
01-51650-200 CONTRACTUAL EXPENSE	3,000	3,000	0.00	0.00	0.00	3,000.00	100.00
01-51650-210 CITY IT SUPPORT	27,000	27,000	8,823.64	2,469.88	17,354.36	7,175.76	26.58
01-51650-211 COMPUTER SOFTWARE & LICEN	3,500	3,500	0.00	1,382.27	0.00	2,117.73	60.51
01-51650-212 FINANCIAL SOFTWARE MAINTE	29,000	29,000	0.00	10,584.08	0.00	18,415.92	63.50
TOTAL PURCHASED/CONTRACT SERV	62,500	62,500	8,823.64	14,436.23	17,354.36	30,709.41	49.14
SUPPLIES							
01-51650-330 TELEPHONE LINES	8,000	8,000	645.75	2,958.12	0.00	5,041.88	63.02
TOTAL SUPPLIES	8,000	8,000	645.75	2,958.12	0.00	5,041.88	63.02
CAPITAL EXPENDITURES							
01-51650-400 EQUIPMENT COSTS	9,000	9,000	4,726.24	6,936.75	0.00	2,063.25	22.93
TOTAL CAPITAL EXPENDITURES	9,000	9,000	4,726.24	6,936.75	0.00	2,063.25	22.93
TOTAL COMMUNICATIONS & TECHNOLO	79,500	79,500	14,195.63	24,331.10	17,354.36	37,814.54	47.57

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

01 -GENERAL FUND
SOFTWARE & TECHNOLOGY

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
CAPITAL EXPENDITURES							

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

01 -GENERAL FUND
CONTINGENCY

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PURCHASED/CONTRACT SERV							
01-51990-200 CONTRACTUAL EXPENSE	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00
TOTAL PURCHASED/CONTRACT SERV	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00
TOTAL CONTINGENCY	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

01 -GENERAL FUND
TRANSPORTATION

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PURCHASED/CONTRACT SERV							

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

01 -GENERAL FUND
INCENTIVES & GRANTS

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PURCHASED/CONTRACT SERV							

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

01 -GENERAL FUND
MARKETING

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PERSONNEL SERVICES							
01-57400-100 PERSONNEL SERVICES	64,594	64,594	3,371.69	25,340.81	0.00	39,253.19	60.77
TOTAL PERSONNEL SERVICES	64,594	64,594	3,371.69	25,340.81	0.00	39,253.19	60.77
PURCHASED/CONTRACT SERV							
01-57400-216 ADVERTISING & PUBLIC NOTI	40,000	40,000	3,460.00	7,795.00	0.00	32,205.00	80.51
01-57400-218 ANNUAL REPORT & BROCHURES	6,000	6,000	0.00	0.00	0.00	6,000.00	100.00
01-57400-225 ASSOC. MEETINGS & SEMINAR	4,400	4,400	0.00	122.24	0.00	4,277.76	97.22
01-57400-226 MEMBERSHIP DUES	5,850	5,850	450.00	450.00	0.00	5,400.00	92.31
01-57400-227 DELIVERY SERVICES	4,000	4,000	0.00	0.00	0.00	4,000.00	100.00
01-57400-229 CAREER DEVELOPMENT	2,500	2,500	0.00	0.00	0.00	2,500.00	100.00
01-57400-236 PHOTOGRAPHY / VIDEOS	15,000	15,000	540.00	5,060.00	0.00	9,940.00	66.27
TOTAL PURCHASED/CONTRACT SERV	77,750	77,750	4,450.00	13,427.24	0.00	64,322.76	82.73
SUPPLIES							
01-57400-310 OFFICE SUPPLIES	1,500	1,500	77.61	279.65	0.00	1,220.35	81.36
01-57400-340 CELLULAR PHONES	540	540	45.00	225.00	0.00	315.00	58.33
01-57400-355 SUBSCRIPTIONS	1,005	1,005	1,005.00	1,005.00	0.00	0.00	0.00
01-57400-360 BOOKS & PUBLICATIONS	200	200	113.86	113.86	0.00	86.14	43.07
01-57400-365 OFFICE PRINTING COSTS	3,500	3,500	0.00	1,185.00	0.00	2,315.00	66.14
TOTAL SUPPLIES	6,745	6,745	1,241.47	2,808.51	0.00	3,936.49	58.36
DEPRECIATION & AMORT							
TOTAL MARKETING	149,089	149,089	9,063.16	41,576.56	0.00	107,512.44	72.11

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

01 -GENERAL FUND
SPECIAL EVENTS

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PERSONNEL SERVICES							
01-57500-100 PERSONNEL SERVICES	58,066	58,066	3,030.91	22,779.70	0.00	35,286.30	60.77
TOTAL PERSONNEL SERVICES	58,066	58,066	3,030.91	22,779.70	0.00	35,286.30	60.77
PURCHASED/CONTRACT SERV							
01-57500-225 ASSOC. MEETINGS & SEMINAR	6,100	6,100	20.42	263.34	0.00	5,836.66	95.68
01-57500-226 MEMBERSHIP DUES	500	500	0.00	0.00	0.00	500.00	100.00
01-57500-229 CAREER DEVELOPMENT	2,500	2,500	0.00	321.00	0.00	2,179.00	87.16
TOTAL PURCHASED/CONTRACT SERV	9,100	9,100	20.42	584.34	0.00	8,515.66	93.58
SUPPLIES							
01-57500-310 OFFICE SUPPLIES	1,500	1,500	77.63	655.81	0.00	844.19	56.28
01-57500-340 CELLULAR PHONES	540	540	45.00	225.00	0.00	315.00	58.33
01-57500-355 SUBSCRIPTIONS	250	250	0.00	0.00	0.00	250.00	100.00
01-57500-360 BOOKS & PUBLICATIONS	300	300	0.00	0.00	0.00	300.00	100.00
TOTAL SUPPLIES	2,590	2,590	122.63	880.81	0.00	1,709.19	65.99
CAPITAL EXPENDITURES							
DEPRECIATION & AMORT							
TOTAL SPECIAL EVENTS	69,756	69,756	3,173.96	24,244.85	0.00	45,511.15	65.24

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

01 -GENERAL FUND
DEVELOPMENT PROJECTS

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
INTERFUND/INTERDEPTMENTL							

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

01 -GENERAL FUND
EMPLOYEE BEBEFITS

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PERSONNEL SERVICES							
01-59000-151 F.I.C.A.	48,000	48,000	2,576.27	17,811.87	0.00	30,188.13	62.89
01-59000-152 MEDICARE	11,277	11,277	602.51	4,478.69	0.00	6,798.31	60.28
01-59000-153 RETIREMENT PLAN 401(a)	173,854	173,854	0.00	48,773.00	0.00	125,081.00	71.95
01-59000-154 WORKERS COMP INSURANCE	2,500	2,500	0.00	0.00	0.00	2,500.00	100.00
01-59000-155 HEALTH INSURANCE	110,000	110,000	5,313.96	7,285.81	0.00	102,714.19	93.38
01-59000-156 DENTAL INSURANCE	4,500	4,500	314.71	1,692.62	0.00	2,807.38	62.39
01-59000-157 LIFE INSURANCE	1,500	1,500	48.30	241.50	0.00	1,258.50	83.90
01-59000-158 SHORT / LONG TERM DISABIL	3,448	3,448	425.05	2,550.30	0.00	897.70	26.04
01-59000-159 UNEMPLOYMENT CHARGES	5,000	5,000	0.00	0.00	0.00	5,000.00	100.00
01-59000-160 VISION INSURANCE	600	600	38.43	205.14	0.00	394.86	65.81
01-59000-161 COMPENSATED ABSENSES	35,000	35,000	0.00	0.00	0.00	35,000.00	100.00
TOTAL PERSONNEL SERVICES	395,679	395,679	9,319.23	83,038.93	0.00	312,640.07	79.01
TOTAL EMPLOYEE BEBEFITS	395,679	395,679	9,319.23	83,038.93	0.00	312,640.07	79.01

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

01 -GENERAL FUND
DEBT SERVICE

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
DEBT SERVICE							
OTHER FINANCING USES							
01-59800-990 TRANS OUT TO DEBT SERVICE	2,136,465	2,136,465	0.00	2,136,465.00	0.00	0.00	0.00
TOTAL OTHER FINANCING USES	2,136,465	2,136,465	0.00	2,136,465.00	0.00	0.00	0.00
TOTAL DEBT SERVICE	2,136,465	2,136,465	0.00	2,136,465.00	0.00	0.00	0.00

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

01 -GENERAL FUND
TRANSFER OUT

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
OTHER FINANCING USES							
01-59999-990 INTERFUND TRANSFERS OUT	7,462,303	7,462,303	0.00	7,462,303.00	0.00	0.00	0.00
TOTAL OTHER FINANCING USES	7,462,303	7,462,303	0.00	7,462,303.00	0.00	0.00	0.00
TOTAL TRANSFER OUT	7,462,303	7,462,303	0.00	7,462,303.00	0.00	0.00	0.00
TOTAL EXPENDITURES	13,421,686	13,421,686	156,130.03	10,772,127.93	168,046.41	2,481,511.66	18.49
REVENUES OVER/(UNDER) EXPENDITURES	0	0	(148,075.04)	2,272,113.33	(168,046.41)	(2,104,066.92)	0.00

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

02 -PROJECTS FUND
FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
REVENUE SUMMARY							
FESTIVALS & EVENT INCOME	0	0	232.00	50,297.79	0.00	(50,297.79)	0.00
INVESTMENT INCOME	0	0	0.00	43,986.53	0.00	(43,986.53)	0.00
MISCELLANEOUS	0	0	0.00	4,099.74	0.00	(4,099.74)	0.00
OTHER FINANCING SOURCES	10,728,094	10,728,094	0.00	7,462,303.00	0.00	3,265,791.00	30.44
TOTAL REVENUES	10,728,094	10,728,094	232.00	7,560,687.06	0.00	3,167,406.94	29.52
EXPENDITURE SUMMARY							
OPERATING EXPENSES	429,979	429,979	1,300.00	44,320.66	5,000.00	380,658.34	88.53
CAPITAL OUTLAY	7,192,759	7,192,759	(38,075.00)	(24,896.25)	3,700,000.00	3,517,655.25	48.91
ECONOMIC DEVELOPMENT	1,841,356	1,841,356	1,125.00	18,282.68	45,312.32	1,777,761.00	96.55
PROJECTS AND PROGRAMS	1,264,000	1,264,000	11,712.29	291,835.85	370,000.00	602,164.15	47.64
TOTAL EXPENDITURES	10,728,094	10,728,094	(23,937.71)	329,542.94	4,120,312.32	6,278,238.74	58.52
REVENUES OVER/(UNDER) EXPENDITURES	0	0	24,169.71	7,231,144.12	(4,120,312.32)	(3,110,831.80)	0.00

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

02 -PROJECTS FUND

REVENUES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
FESTIVALS & EVENT INCOME							
02-44100 FESTIVAL & EVENT INCOME	0	0	232.00	50,297.79	0.00	(50,297.79)	0.00
TOTAL FESTIVALS & EVENT INCOME	0	0	232.00	50,297.79	0.00	(50,297.79)	0.00
INTERGOVERNMENTAL REV							
INVESTMENT INCOME							
02-46100 INTEREST INCOME	0	0	0.00	43,986.53	0.00	(43,986.53)	0.00
TOTAL INVESTMENT INCOME	0	0	0.00	43,986.53	0.00	(43,986.53)	0.00
MISCELLANEOUS							
02-48100 MISCELLANEOUS INCOME	0	0	0.00	4,099.74	0.00	(4,099.74)	0.00
TOTAL MISCELLANEOUS	0	0	0.00	4,099.74	0.00	(4,099.74)	0.00
OTHER FINANCING SOURCES							
02-49100 OTHER FINANCING SOURCES	3,265,791	3,265,791	0.00	0.00	0.00	3,265,791.00	100.00
02-49900 TRANSFERS IN	7,462,303	7,462,303	0.00	7,462,303.00	0.00	0.00	0.00
TOTAL OTHER FINANCING SOURCES	10,728,094	10,728,094	0.00	7,462,303.00	0.00	3,265,791.00	30.44
TOTAL REVENUES	10,728,094	10,728,094	232.00	7,560,687.06	0.00	3,167,406.94	29.52

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

02 -PROJECTS FUND
BOND #2 ISSUE COST

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
CAPITAL EXPENDITURES							

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

02 -PROJECTS FUND
OPERATING EXPENSES

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PURCHASED/CONTRACT SERV							
02-58100-201 BANK FEES	0	0	0.00	30.00	0.00	(30.00)	0.00
02-58100-202 CONTINGENCY EXPENSE	100,000	100,000	0.00	0.00	0.00	100,000.00	100.00
02-58100-203 CONTRACTUAL EXPENSE	204,979	204,979	1,300.00	8,780.66	5,000.00	191,198.34	93.28
02-58100-213 LEGAL FEES	125,000	125,000	0.00	35,510.00	0.00	89,490.00	71.59
TOTAL PURCHASED/CONTRACT SERV	429,979	429,979	1,300.00	44,320.66	5,000.00	380,658.34	88.53
TOTAL OPERATING EXPENSES	429,979	429,979	1,300.00	44,320.66	5,000.00	380,658.34	88.53

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

02 -PROJECTS FUND
CAPITAL OUTLAY

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
CAPITAL EXPENDITURES							
02-58200-401 BUILDINGS	475,000	475,000	0.00	11,527.92	0.00	463,472.08	97.57
02-58200-404 CONSTRUCTION IN PROGRESS	190,000	190,000	(27,475.00)	(26,979.69)	0.00	216,979.69	114.20
02-58200-405 SITE WORK AND DEMOLITION	66,315	66,315	(10,600.00)	(10,600.00)	0.00	76,915.00	115.98
02-58200-406 INFRASTRUCTURE AND STREET	6,461,444	6,461,444	0.00	1,155.52	3,700,000.00	2,760,288.48	42.72
TOTAL CAPITAL EXPENDITURES	7,192,759	7,192,759	(38,075.00)	(24,896.25)	3,700,000.00	3,517,655.25	48.91
TOTAL CAPITAL OUTLAY	7,192,759	7,192,759	(38,075.00)	(24,896.25)	3,700,000.00	3,517,655.25	48.91

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

02 -PROJECTS FUND
AFFORDABLE HOUSING

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
CAPITAL EXPENDITURES							

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

02 -PROJECTS FUND
ECONOMIC DEVELOPMENT

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
CAPITAL EXPENDITURES							
02-58400-443 DIFA-ECONOMIC DEVELOPMENT	1,207,000	1,207,000	0.00	0.00	0.00	1,207,000.00	100.00
02-58400-444 ECONOMIC DEVELOPMENT GRAN	554,356	554,356	0.00	1,057.68	45,312.32	507,986.00	91.64
02-58400-445 MARKETING INCENTIVES	80,000	80,000	1,125.00	17,225.00	0.00	62,775.00	78.47
TOTAL CAPITAL EXPENDITURES	1,841,356	1,841,356	1,125.00	18,282.68	45,312.32	1,777,761.00	96.55
TOTAL ECONOMIC DEVELOPMENT	1,841,356	1,841,356	1,125.00	18,282.68	45,312.32	1,777,761.00	96.55

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

02 -PROJECTS FUND
PROJECTS AND PROGRAMS

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
CAPITAL EXPENDITURES							
02-58500-460 COMMUNITY POLICING INNOVA	370,000	370,000	0.00	(78,316.10)	370,000.00	78,316.10	21.17
02-58500-470 COMMUNITY SUPPORT PROJECT	345,000	345,000	0.00	0.00	0.00	345,000.00	100.00
02-58500-480 COMMUNITY SPECIAL EVENTS	549,000	549,000	11,712.29	370,151.95	0.00	178,848.05	32.58
TOTAL CAPITAL EXPENDITURES	1,264,000	1,264,000	11,712.29	291,835.85	370,000.00	602,164.15	47.64
TOTAL PROJECTS AND PROGRAMS	1,264,000	1,264,000	11,712.29	291,835.85	370,000.00	602,164.15	47.64

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

02 -PROJECTS FUND
TRANSFER OUT - ASSET TRA

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
OTHER FINANCING USES							
TOTAL EXPENDITURES	10,728,094	10,728,094	(23,937.71)	329,542.94	4,120,312.32	6,278,238.74	58.52
REVENUES OVER/(UNDER) EXPENDITURES	0	0	24,169.71	7,231,144.12	(4,120,312.32)	(3,110,831.80)	0.00

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

03 -DEBT SERVICE
FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
REVENUE SUMMARY							
INVESTMENT INCOME	0	0	0.00	1,497.43	0.00	(1,497.43)	0.00
OTHER FINANCING SOURCES	2,136,465	2,136,465	0.00	2,136,465.00	0.00	0.00	0.00
TOTAL REVENUES	2,136,465	2,136,465	0.00	2,137,962.43	0.00	(1,497.43)	0.07-
EXPENDITURE SUMMARY							
DEBT SERVICES	2,136,465	2,136,465	0.00	0.00	0.00	2,136,465.00	100.00
TOTAL EXPENDITURES	2,136,465	2,136,465	0.00	0.00	0.00	2,136,465.00	100.00
REVENUES OVER/(UNDER) EXPENDITURES	0	0	0.00	2,137,962.43	0.00	(2,137,962.43)	0.00

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

03 -DEBT SERVICE

REVENUES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
INVESTMENT INCOME							
03-46100 INTEREST INCOME	0	0	0.00	1,497.43	0.00	(1,497.43)	0.00
TOTAL INVESTMENT INCOME	0	0	0.00	1,497.43	0.00	(1,497.43)	0.00
OTHER FINANCING SOURCES							
03-49900 TRANSFERS IN	2,136,465	2,136,465	0.00	2,136,465.00	0.00	0.00	0.00
TOTAL OTHER FINANCING SOURCES	2,136,465	2,136,465	0.00	2,136,465.00	0.00	0.00	0.00
TOTAL REVENUES	2,136,465	2,136,465	0.00	2,137,962.43	0.00	(1,497.43)	0.07-

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

03 -DEBT SERVICE
DEBT SERVICES

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
PURCHASED/CONTRACT SERV							
DEBT SERVICE							
03-59800-814 BOND 2012 PRINCIPAL	1,331,000	1,331,000	0.00	0.00	0.00	1,331,000.00	100.00
03-59800-815 BOND 2015 PRINCIPAL	380,000	380,000	0.00	0.00	0.00	380,000.00	100.00
03-59800-824 BOND 2012 INTEREST	295,270	295,270	0.00	0.00	0.00	295,270.00	100.00
03-59800-826 BOND 2015 INTEREST	129,195	129,195	0.00	0.00	0.00	129,195.00	100.00
03-59800-830 FINANCIAL AGENT FEES	1,000	1,000	0.00	0.00	0.00	1,000.00	100.00
TOTAL DEBT SERVICE	2,136,465	2,136,465	0.00	0.00	0.00	2,136,465.00	100.00
OTHER FINANCING USES							
TOTAL DEBT SERVICES	2,136,465	2,136,465	0.00	0.00	0.00	2,136,465.00	100.00

REVENUE & EXPENDITURES REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2019

03 -DEBT SERVICE
TRANSFER OUT

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	MONTHLY ACTIVITY	YEAR-TO-DATE BALANCE	TOTAL ENCUMBERED	UNENCUMBERED BALANCE	% OF BUDGET REMAINING
OTHER FINANCING USES							
TOTAL EXPENDITURES	2,136,465	2,136,465	0.00	0.00	0.00	2,136,465.00	100.00
REVENUES OVER/(UNDER) EXPENDITURES	0	0	0.00	2,137,962.43	0.00	(2,137,962.43)	0.00

BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Boynton Beach, Florida)

Statement of Revenues, Expenditures and Changes in Fund Balances

Through Year to Date - February 22, 2019

	General Fund	Projects Fund	Debt Service Fund	Total Governmental Funds
REVENUES				
Tax increment revenue	$ 12,558,411	$ -	$ -	$ 12,558,411
Marina Rent & Fuel Sales	376,038	-	-	376,038
Contributions and donations	-	-	-	-
Interest and other income	109,792	98,384	1,497	209,674
Total revenues	13,044,241	98,384	1,497	13,144,123
EXPENDITURES				
General government	1,294,518	-	-	1,294,518
Redevelopment projects	-	923,287	-	923,287
Debt service:				-
Principal	-	-	-	-
Interest and other charges	-	-	-	-
Total expenditures	1,294,518	923,287	-	2,217,805
Excess (deficiency) of revenues over expenditures	11,749,723	(824,902)	1,497	10,926,318
OTHER FINANCING SOURCES (USES)				
Funds Transfers in	-	7,462,303	2,136,465	9,598,768
Funds Transfers out	(9,598,768)	-	-	(9,598,768)
Total other financing sources (uses)	(9,598,768)	7,462,303	2,136,465	-
Net change in fund balances	2,150,955	6,637,401	2,137,962	10,926,318
Fund balances - beginning of year	2,402,302	11,105,679	91,183	13,599,164
Fund balances - end of year	$ 4,553,257	$ 17,743,080	$ 2,229,145	$ 24,525,482

Footnote:
Transfers between funds include monies received from TIF and carryover from general fund balance.

The notes to the basic financial statements are an integral part of this statement.

BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Boynton Beach, Florida)

Budgetary Comparison Schedule
General Fund

Through Year to Date - February 22, 2019

	Original Budget	Final Budget	Actual
REVENUES			
Tax increment revenue	$ 12,421,686	$ 12,421,686	$ 12,558,411
Marina Rent & Fuel Sales	$ 1,000,000	1,000,000	376,038
Interest and other income	$ -	-	109,792
Total revenues	13,421,686	13,421,686	13,044,241
EXPENDITURES			
General government	3,822,918	3,822,918	1,294,518
Total expenditures	3,822,918	3,822,918	1,294,518
Excess of revenues over expenditures	9,598,768	9,598,768	11,749,723
OTHER FINANCING SOURCES (USES)			
Carryover fund balance			-
Transfers out	(9,598,768)	(9,598,768)	(9,598,768)
Total other financing sources (uses)	(9,598,768)	(9,598,768)	(9,598,768)
Net change in fund balances	$ -	$ -	2,150,955
Fund balances - beginning of year			2,402,302
Fund balances - end of year			$ 4,553,257

The notes to the basic financial statements are an integral part of this statement.

ADVISORY BOARD ITEM 6.A.

CONSENT

SUBJECT:
Approval of CRA Advisory Board Meeting Minutes - February 7, 2019

SUMMARY:
See attached minutes.

CRAAB RECOMMENDATION:
Approve February 7, 2019 CRA Advisory Board meeting minutes.

ATTACHMENTS:

	Description
🗋	**February 7, 2019 CRAAB Minutes**

MINUTES OF THE CRA ADVISORY BOARD MEETING
INTRACOASTAL PARK CLUBHOUSE
2240 N. FEDERAL HIGHWAY
BOYNTON BEACH, FLORIDA 33435
HELD ON THURSDAY, FEBRUARY 7, 2019, AT 6:30 P.M.

PRESENT:
Linda Cross, Chair
Robert Pollock, Vice Chair
Anthony Barber
Allen Hendricks
Rick Maharajh
Golene Gordon
Thomas Devlin

STAFF:
Michael Simon, CRA Executive Director
Thuy Shutt, CRA Assistant Director
Theresa Utterback, CRA Dev. Svcs. Mgr.
Bonnie Nicklien, Administrative Services
Lisa Tayar, Prototype, Inc.

1. Call to Order
   The meeting was called to order at 6:33 p.m.

2. Roll Call

   Roll was called, and it was determined a quorum was present.

3. Agenda Approval
   A. Additions, Deletions, Corrections to the Agenda – None
   B. Adoption of Agenda

Upon motion duly made and seconded, the Agenda was unanimously approved.

4. Information Only
   A. Financial Report Period Ending January 31, 2019
      No questions.
   B. Neighborhood Officer Program 1st Quarter Report for FY 2018-2019
      Sgt. Diehl and Officer Paramore gave a Power Point presentation on the first quarter of FT 2018-2019. Among the many events were:
      - Participation in:
        - The Farm Share program, handing out food in Greenacres along with the Cub Scouts.
        - At Thanksgiving 75 turkeys were distributed,
        - Family activities at Christmas.
        - Community Conversation meeting.
      - Heart of Boynton Association
        - Caretaker luncheon.
        - Boynton Beach Coalition of Clergy for Hurricane Michael relief.

    - Gave help with homework/reading in Read with a Cop (also known as Sweat with a Cop).
    - Career Day at Galaxy Elementary.
    - Meet the Experts.
    - Teamed with Crime Prevention Unit for Trunk or Treat event.
    - Thanksgiving food giveaway.
    - Christmas Holiday Parade and Tree Lighting.
    - Fill the SWAT Truck with toys.
    - Engagement meeting: Meet the Chief.
- Town Square Public Input Meetings.
    - Centennial for MLK Day.
    - Renaissance.
- Shop with a Cop at Walmart and other venues (Officer Rivera returned).
- Mentoring at Burk's Early Learning Center.
- Team up with Boynton Strong.
- Operation Secret Santa.
- Cub Scout Holiday Party.
- Read/Sweat with a Copy Holiday toy give-away.
- Field Day at Poinciana Elementary.
- Toys/Gift cards for displaced Palm Beach Gardens family.
- Kids' Pajama Jam (donated 40 pajamas) at CDC.

Heart of Boynton Association Awards for Sgt. Diehl and Officers Paramore and Rivera were received in appreciation of all the hard work and dedication throughout the year.

Criminal statistics information is not yet completely compiled from numbers in 2017 and 2018. Sgt. Diehl could report that calls have dropped 13.7%; overall City crime decreased 25%; serious crimes are down; and overall lower crime stats. There will be a full report at the next meeting.

5. Public Comment – None

6. Consent
   A. Approval of CRA Advisory Board Meeting Minutes – December 6, 2018

Motion made by Ms. Gordon, seconded by Mr. Devlin, to approve the December 6, 2018, minutes. In a voice vote, the motion passed unanimously (7-0).

7. Assignments
   A. Pending Assignments
      1. None
   B. Reports on Pending Assignments
      1. None
   C. New Assignments from November 13, 2018, CRA Board Meeting
      1. Discussion Regarding an Educational/Job Training Grant

Ms. Shutt recapped the item, stating at the January 8 CRA Board meeting, the Board directed Staff and the CRA Advisory Board to work with legal counsel to explore the feasibility of developing an educational/job training grant. The memo (attached in Board Packet) summarizes the CRA's limited ability to fund scholarships and other educational efforts not clearly stated in the statute as such. It is the opinion that it reaches further than the mission and statutory requirements of the Redevelopment Act. The counsel does recommend seeking the Attorney General's opinion to clarify the matter. Though not binding, it would provide protection against a law suit. The statute mandates are more for brick and mortar projects and funding of such; not for the benefit of individuals or non-profits with respect to scholarship money.

Mr. Devlin asked for the background for this question. Ms. Shutt stated it was concerning training, building skill sets, apprenticeships, and career development towards wealth building/economic development on a City-wide perspective. The CRA already has a non-profit program for economic development and job creation purposes, but not particularly for student development and nurturing. It is geared more toward the head-of-household job creation. Chair Cross added the CRA money is not for an individual, but for infrastructure, business, or non-profit that would provide job training to a larger group of people; the letter from the lawyer was clear.

Mr. Simon noted the memo was not available the night the assignment was made. It came up during discussion re: job career events. The desire is to train people. The incubator concept can train people in business development and is more of an economic development with a statutory connection than a CRA Grant program; and if the memo is not clear, the Attorney General's opinion can be sought.

Mr. Barber agreed the memo is clear; however, suggestion was made for a stipulation that CRA could not make any scholarship provisions without conditions. Several scenarios were given to illustrate this. Perhaps the best recommendation would be to not go forward with this at all.

Mr. Simon added that the relationship of education and training to the mission of the City is activating more of an economic impact to the citizens. Vocational schools and college interconnectivity is a discussion which could spawn non-CRA initiatives.

Mr. Hendricks stated the memo is clear enough on what CRA can and cannot do. Potentially, something could be done with the schools in the district, like a satellite office for South Tech. It is outside of CRA scope, but is something the City could do.

Motion made by Mr. Barber, seconded by Mr. Devlin, to recommend to the CRA Board that we do not look further into this at all, in any way, shape, form, or fashion, as it is outside the scope of what the CRA does. In a voice vote, the motion passed unanimously (7-0).

8. CRA Board Items for CRA Advisory Board Review and Recommendations
   A. Old Business
      1. None

   B. New Business
      1. Consideration of Grant funding for the Boynton Beach CRA FY 2018-2019
         (Winter) Nonprofit Organization Grant Program

         Ms. Shutt gave the overview, that this is the second half of this year's grant. Only one applicant applied, the Habitat for Humanity of South Palm Beach County. The request/allocation is $75,000 (maximum allowed for each applicant). The Review Committee determined that the application meets or exceeds the allocated percentage and 95% of the application was aligned with the program guidelines. They have a $7 million budget, this amount is only 1%, and will be used to leverage other dollars, grants, sweat equity, whatever is needed to bring more results into the CRA area. After the approval of the grant, the applicant was asked to provide a list, identifying the allocation of the funds. The grant application identified for construction three single-family units (two of which are attached units); Ms. Shutt gave a further breakdown within the CRA district, including the rehabilitation of existing homes. As part of the process, Staff will take pictures and audit paperwork, reimbursements will be justified through receipts and documentation before a check is released, and what steps are taken for justifying that all milestones are met.

         Mohamed Abdalla, Senior Director, Government and Community Affairs, for Habitat for Humanity said that everything will fall within the Seacrest area of Boynton Beach. Ms. Shutt added there is a 12-month cycle for the construction. Mr. Abdalla said an attempt is made to keep the homeowners invested through their Ambassadorship Program, which helps to build strong partnerships; other volunteers include previous recipients of the Habitat program.

         Mr. Hendricks wondered where the lots are located. Ms. Shutt said the three lots are listed on the cover of the report and are on NE 12th Avenue and NW 6th Avenue. Also, for the existing homes that need repair, every request for reimbursement is checked to be sure it is within the CRA district. Discussion followed on the disposition of HUD properties for building or demolition. HUD is open to talking about partnering with CRA

to get those lots built out. In June, during budget planning, these lots will be considered.

Mr. Abdalla and Ms. Shutt have met with Commissioners, the Mayor, and the City Manager addressing this issue and Habitat for Humanity is ready to build on the lots. The mission is to create new taxpayers while noting that empty properties bring crime, drugs, traffic, and, therefore, Habitat is on board to work closely with the City of Boynton Beach and the CRA. Mr. Hendricks added that "piano keys" are missing in the north by the canal and vacant lots are not attractive, don't help neighborhoods, and this will help bring that neighborhood back to a wholeness.

Motion made by Mr. Pollock, seconded by Mr. Maharajh, to approve the grant to Habitat for Humanity. In a voice vote, the motion passed unanimously (7-0).

9. Future Agenda Items – None

10. Adjournment
Upon motion duly made and seconded, the meeting was adjourned at 7:16 p.m.

[Minutes transcribed by M. Moore, Prototype, Inc.]

ADVISORY BOARD ITEM C.1.

NEW ASSIGNMENTS

SUBJECT:

Dicsussion and Consideration of the CRA's MLK Jr Blvd Project Conceptual Development Terms

SUMMARY:

On January 8, 2019, the CRA Board selected Centennial Management Corp. (CMC) as the project developer for the CRA owned properties located on E. Martin Luther King Jr. Boulevard, the subject of a RFP-RFQ issued on June 18, 2019, and directed staff to begin negotiations of a proposed Purchase and Development Agreement.

In addition to providing a conceptual design layout, CMC's Proposal included several funding options for the Project, each offering varying amounts of required CRA funding, development timelines, and the income ranges of future residents to be served (see Attachments I & II).

CRA staff and the CMC development team met on January 23, 2019, to discuss the design and funding details of their proposal. The main areas of focus were on the number and type of units, the target income and eligibility of the future residents, the commercial layout, and the various financial/funding scenarios presented in their proposal. Considerable discussion took place regarding the incorporation of a property/unit ownership component.

At their February 12, 2019, meeting, the CRA Board tabled the item and gave CRAAB a new assignment to perform a review of CMC's proposal, allow for public comment and provide the CRA Board with their recommendations on the following items:

- the various financing options available to CMC (Attachment III - CRA Project Fund Summary)
- the area median income categories served within the project's residential components
- overall site plan components as presented

These factors are important in order to provide guidance to the CMC development team as they formulate their future development pro forma and financing packages.

FISCAL IMPACT:

FY 2018-2019 Budget, Project Fund 02-58200-406, $1,600,000.

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach Community Redevelopment Plan - Heart of Boynton District and the Downtown Vision & Master Plan.

CRAAB RECOMMENDATION:

1. Review and make recommendations for the Proposed Project design layout, area median income served and financial options as submitted by Centennial Management Corp.; and,

2. Recommend that the CRA Board authorize CRA staff and legal counsel to continue negotiations with Centennial Management Corp. for a maximum 60-day period to begin preparation of a formal Purchase and Development Agreement.

3. Consider other options or actions as determined by the Board.

ATTACHMENTS:

Description

- **Attachment I - CMC's Proposed Project Summary**
- **Attachment II - CMC's Proposed Financial Options**
- **Attachment III - CRA Project Fund Summary**
- **Attachment IV - CMC Presentation at 03.07.19 CRAAB Meeting**

Wells Landing

A Mixed-Use Apartment & Retail Development

◇ **Martin Luther King Jr. Blvd.**
Boynton Beach, Florida

Response to RFP/RFQ

CENTENNIAL MANAGEMENT CORP.

OCTOBER 29, 2018

Overall Development Vision

1. Mixed Use urban redevelopment Community with some *Floribbean* design style.
2. 124 affordable apartments
3. 5,000 sq. ft. of retail space
4. 3,250 sq. ft. approximately of covered open air space/breezeway
5. 2,500 sq. ft. of leasing office/clubhouse for the residences
6. 6 ft. Paver sidewalks, on street parking, street and parking lot lights, beautiful landscaping
7. Art wall for local artist to participate in "Art in Public Places"
8. Apartment Community named after Robert E. Wells (MLK Blvd. was originally named Wells Avenue)
9. A pedestrian friendly atmosphere with a coffee shop and outdoor seating
10. If permitted, assist in designing a new façade to the adjacent grocery store through CRA Façade Grant program.

Integration of the History and Culture

We have done this by:

1. Reviewed the BBCRA Redevelopment Plan
2. Named the Community after Robert E. Wells, a prominent African-American pioneer
3. Added Urban Design Concepts in keeping with the History of MLK Blvd "Old Florida" and "Caribbean influence", the new design concept labeled "Floribbean"
4. Front porches, metal roofs, beautiful pastel colors, retail catering to local residents
5. Create an Art Wall of Local Artists to participate in "Art in Public Places"
6. Create a Plaque to commemorate the history of Wells Avenue known today as Martin Luther King Jr. Blvd.
7. Architecture of the buildings is tropical in nature and incorporates elements of period derived architectural elements reminiscent of the turn of the century South Florida life

Integration of "Mixed Use" Development

1. Create a Mixed Use Community on the North and South sides of MLK Blvd
2. Mixed Use urban redevelopment Community with some *Floribbean* design style.
3. 124 affordable apartments
4. 5,000 sq. ft. of retail space such as a coffee shop, barber shop, medical facility
5. 3,250 sq. ft. approximately of covered open air space/breezeway
6. 2,500 sq. ft. of leasing office/clubhouse for the residences
7. Connectivity: pedestrian friendly atmosphere with outdoor seating
8. Street parking for easy access to retail shops

Financial Structure

#1 TIRF

Units	Private Land	CRA Land	CRA Grant	CRA TIR Funds 15 Years	Financing Contingency
124	1,375,000	0	1,200,000	873,000	No

#2 9% Tax Credits

Units	Private Land	CRA Land	CRA Grant	CRA TIR Funds 15 Years	Financing Contingency
124	1,375,000	2,000,000	1,200,000	0	Yes

#3 SAIL and TIRF

Units	Private Land	CRA Land	CRA Grant	CRA TIR Funds 15 Years	Financing Contingency
124	1,375,000	0	1,200,000	266,000	No

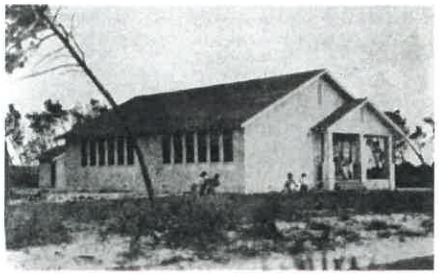
Immediate Land Closing

- Centennial willing to acquire the private land all cash immediately after being selected. Contracts attached.
- CRA would purchase the private land after 3 Years of unsuccessful FHFC RFA cycles unless the CRA at any time selects Option #1

Residential Unit
Townhouse Ownership

- Opportunity for Home-ownership
- Use of CRAs scattered lots
- We intend to build townhouses in partnership with the CRA
- Apply our experience in utilizing creative financing

MLK Blvd. Corridor History



Poinciana Elementary School

- Robert Wells was a distinguished Bahamian Merchant Sailor, and in 1880 he bought land along what is now Martin Luther King Jr. Blvd.
- In 1892, Wells helped establish St. Paul African Methodist Church, Poinciana Elementary and served as a leader in the community.
- Originally named Wells Avenue, MLK Blvd. used to be the premier spot for Jazz culture with a concert hall, billiard room, shops and restaurants

Junaita W. Wright House: Wells Property 416 E. Martin Luther King Jr. Blvd. This structure has been demolished.

Revitalize Retail on MLK

Club Continental - E. Martin Luther King Jr. Blvd.

- Our plan will contribute to the goal of revitalization of the MLK Corridor through a design of residential and commercial use targeted to benefit local neighbors
- Over 5,000 square feet of first floor retail space.
- Possible tenants include a barbershop, a ice-cream shop, a medical care facility, casual dining or a trendy coffee shop.
- We plan to hire a local artist to paint murals on some of the buildings' walls reflective of the community's culture and history.

Adams' Barber Shop was located at 134 NE 10th Ave

CONCEPTUAL SITE PLAN FOR:

WELLS LANDING

BOYNTON BEACH, FL

WELL'S LANDING SITE CALCULATIONS	SPACES
NORTH PARCEL	85
5,000 S.F. COMMERCIAL RETAIL (1/250 S.F.)	20
2,500 S.F. COMMERCIAL CENTER (1/100 S.F.)	25
24 RESIDENTAL UNITS (1.66 per D.U.)	40
SOUTH PARCEL	153
BUILDING 1 60 UNITS (1.66 per D.U.)	100
BUILDING 2 40 UNITS (1.33 per D.U.)	53
TOTAL PARKING REQUIRED:	238
PARKING PROVIDED:	
NORTH PARCEL (OFF STREET)	85
SOUTH PARCEL (OFF STREET)	127
NE 9TH AVE (ON STREET)	16
DR. MARTIN LUTHER KING JR. BLVD.	28
TOTAL PARKING PROVIDED:	256

NORTH

GALLO HERBERT ARCHITECTS

Wells Landing: Conceptual

Wells Landing

Wells Landing

Wells Landing

Wells Landing

Wells Landing

Wells Landing

Wells Landing

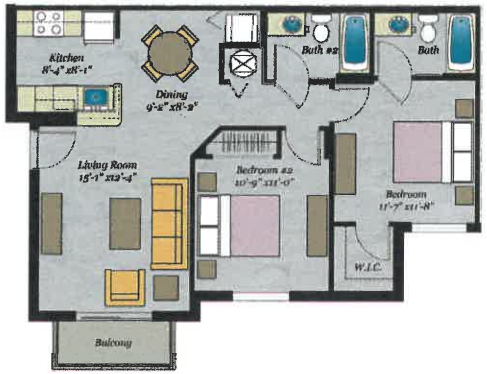
Wells Landing

Wells Landing

Wells Landing: Art Wall

Unit Floor Plans

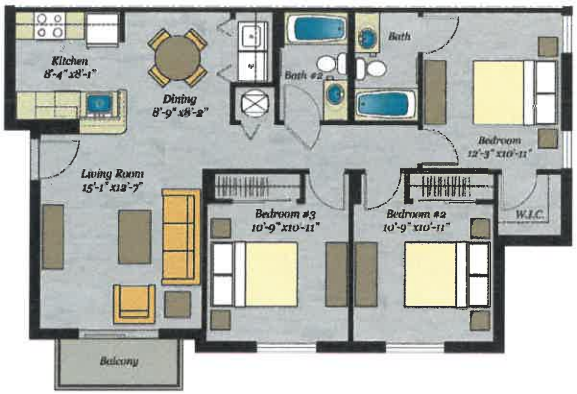
1/1's, 2/2's, 3/2's



FORUM

Two Bedroom / Two Bathroom Unit Plan - 910 sf

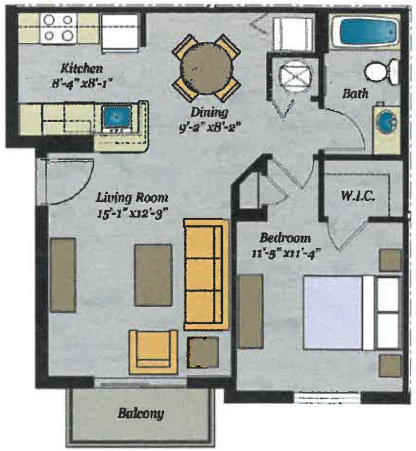
Boynton Beach, FL



FORUM

Three Bedroom / Two Bathroom Unit Plan - 1,105 sf

Boynton Beach, FL

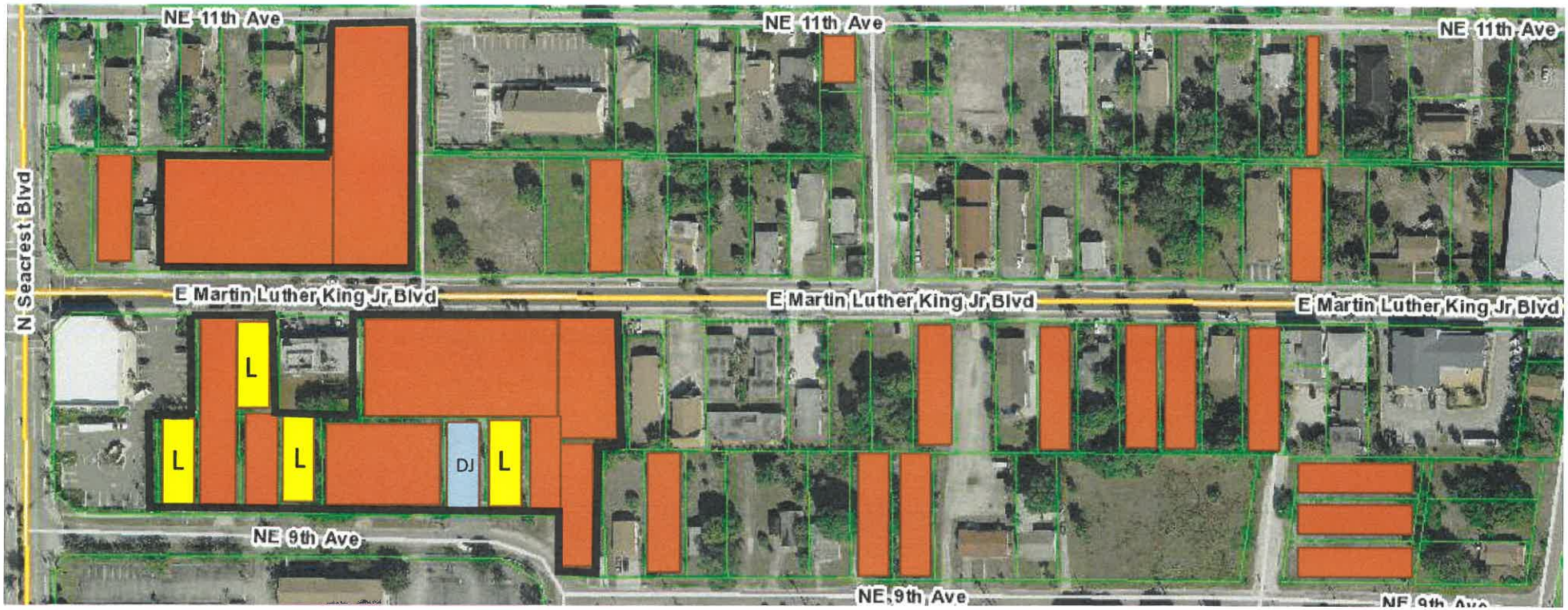


FORUM

One Bedroom / One Bathroom Unit Plan - 709 sf

Boynton Beach, FL

Project Aerial



CRA Lots

DJ Management LLC Lot

Larann LLC Lots

Well's Landing

Proposed Features:

GREEN CERTIFICATION

- High Efficiency 15 SEER AC Units
- Energy Star Appliance Packages
- Water Sense Plumbing Fixtures
- Energy Star Lighting Fixtures
- Energy Efficient Hurricane Impact Windows & Sliding Glass Doors
- Programmable Thermostats

UNIT FEATURES

- Balconies/Patios in all Units
- Wood Cabinets
- Granite Countertops
- Tile Flooring
- Large Walk-In Closets
- Washer & Dryer Connections in all Units
- Window Treatments

Wells Landing

We want what you want:
Restoration, beautification and to create a renewed sense of community and renew pride.

- Enhance and Revitalize MLK Blvd.
- Robert E. Wells commemoration plaque will be placed on the property.
- Centennial's team is committed to the Boynton Beach community and seeks a long-term developments and is ready to fight for what the MLK Blvd. community needs & wants.

Wells Landing

We at Centennial Management Corp already have a vested interest in this neighborhood as a property owner and we are very excited about the opportunity to continue to work together with the CRA to achieve CRA goals and contribute to the best possible redevelopment of the MLK Corridor.

Thank you for the opportunity and your time!

Commercial Real Estate Banking
21845 Powerline Road, 2nd Flr
Boca Raton, Florida 33433

November 13, 2018

Centennial Management Corp
7735 NW 146 Street, Suite # 306
Miami Lakes, Florida 33016

Re: CRA Board Request – RFP/RFQ MLK Blvd. Corridor

Dear Mr. Swezy:

I certainly appreciate you considering TD Bank, N.A. to assist your future buyers with their mortgage needs. Buying a first home comes with a lot of questions and big decisions and TD Bank takes pride as a trusted advisor in guiding our clients through every step.

TD Bank, N.A. is happy to provide this letter of interest in providing 1st time homebuyer mortgages associated with the proposed townhouse development in Boynton Beach. TD Bank offers four (4) primary low – moderate income mortgage programs and will assist your buyers in directing them to the program that best fits their needs.

1. Fannie Mae Agency 97 Program
2. TD Right Step Program
3. Home Ready Program
4. FHA

At your convenience, I am happy to schedule a meeting with one of our Mortgage Specialists located at our local Boca Raton office to address in further detail. Prior to then, please let me know if I can be of any further service.

Sincerely,

Mario Facella
Senior Lender

Financial Structure

#1 TIRF

Units	Private Land	CRA Land	CRA Grant	CRA TIR Funds 15 Years	Financing Contingency
124	1,375,000	0	1,200,000	873,000	No

#2 9% Tax Credits

Units	Private Land	CRA Land	CRA Grant	CRA TIR Funds 15 Years	Financing Contingency
124	1,375,000	2,000,000	1,200,000	0	Yes

#3 SAIL and TIRF

Units	Private Land	CRA Land	CRA Grant	CRA TIR Funds 15 Years	Financing Contingency
124	1,375,000	0	1,200,000	266,000	No

Immediate Land Closing

- Centennial willing to acquire the private land all cash immediately after being selected. Contracts attached.
- CRA would purchase the private land after 3 Years of unsuccessful FHFC RFA cycles unless the CRA at any time selects Option #1

PROJECT FUND ALLOCATION SPREADSHEET

CRA Budgetary Considerations for Future Projects		FY19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25
Estimated Project Fund Budget Allocation amount for the next six fiscal years:	**FY18/19**	**$ 5,359,855**	**$ 6,620,740**	**$ 6,818,399**	**$ 7,118,141**	**$ 8,505,454**	**$ 9,222,455**
Current and Proposed Projects	**Total Project Fund Allocations**						
Town Square Project Funding	**$ 3,700,000**	$ 3,700,000	$ 3,700,000	$ 3,550,000	$ 3,550,000	$ 3,550,000	$ 3,550,000
MLK Corridor Redevelopment	**$ 1,600,000**						
Property Acquisition	$ 475,000	-	-	-	-	-	-
Model Block	**$ 125,000**						
Cottage District Project	**$ 140,462**						
Site Work and Demolition	$ 66,315						
Economic Development Grants	$ 500,000	-	-	-	-	-	-
Neighborhood Policing Unit	**$ 370,000**	$ 370,000	-	-	-	-	-
Business Promotional Events	$ 519,000	-	-	-	-	-	-
Marketing - Business Assistance	$ 80,000	-	-	-	-	-	-
Historic Woman's Club of BB (ext.&int. prep/paint)	$ 150,000	-	-	-	-	-	-
Marina Harbor Master Bldg./Slips/ Site Imprv.	$ 40,000						
Professional Development Services (Arch., Eng., etc.)	$ 205,000						
Project Related Legal Services	$ 125,000						
Community Caring Center Acquisition	**$ 250,000**	-	-	-	-	-	-
Community Caring Center Relocation	$ -	$ 300,000	-	-	-	-	-
Development of Future Projects	**$ 883,712**	-	-	-	-	-	-
Nonprofit Grant - Business/Housing	$ 95,000	-	-	-	-	-	-
Marina Dive/Tournament Event	$ 10,000						
		-	-	-	-	-	-
Total Amount Allocated ►	$ 9,334,489	$ 4,370,000	$ 3,700,000	$ 3,550,000	$ 3,550,000	$ 3,550,000	$ 3,550,000
	Remaining Project Fund Balance ►	**$ 989,855**	**$ 2,920,740**	**$ 3,268,399**	**$ 3,568,141**	**$ 4,955,454**	**$ 5,672,455**

		Property Purchases 02-58200-401	Construction in Progress 02-58200-404	Site Work & Demolition 02-58200-405	Infrastructure & Streetscape 02-58200-406				
CAPITAL OUTLAY - FY 2018-2019	**Acct Line Item #02-58200**	**Property Purchases**	**Woman's Club/Marina**	**Site Work & Demolition**	**Town Square Project**	**MLK Corridor Redevelopment**	**Cottage District Project**	**Future Development Projects**	**Model Block**
	Line Item Budget►	**$ 475,000**	**$ 190,000**	**$ 66,315**	**$ 3,700,000**	**$ 1,600,000**	**$ 140,462**	**$ 883,712**	**$ 137,270**
	Amendments►		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	Amendments►								
	Revised Budget►	**$ 475,000**	**$ 190,000**	**$ 66,315**	**$ 3,700,000**	**$ 1,600,000**	**$ 140,462**	**$ 883,712**	**$ 137,270**
							Line Item Total =		**$ 6,461,444**
Date	**Vendor/Expenditures**								
11/14/18	Property Purchase 1003 NE 3rd Street - HOB	$ 14,510.00							
11/05/18	Lewis Longman Walker - Refund for 211 E Ocean Closing	$ (2,154.10)							
11/07/18	City of Boynton Beach - Woman's Club - Railing Replacement Permit		$ 495.31						
10/31/18	Year End Accrual							$ (744.48)	
11/07/18	Nutting Engineers of Florida - Cottage District						$ 1,100.00		
11/29/18	Townsquare Project				$ 3,700,000.00				
10/01/18	Property Accrual	$ (799.14)							
12/28/18	Avirom & Associates, Inc. - Cottage District Survey						$ 300.00		
01/24/19	Vance Real Estate Service - Cottage District Appraisal						$ 500.00		
01/25/19	Voided remaining balance on PO# 1701	$ (28.84)							
	ARS Environmental, Inc. MLK Corridor					$ 450.00			
	Expenditures YTD►	**$ 11,527.92**	**$ 495.31**	**$ -**	**$ 3,700,000.00**	**$ 450.00**	**$ 1,900.00**	**$ (744.48)**	**$ -**
	Remaining Funding Available►	**$ 463,472 ▲**	**$ 189,505 ▲**	**$ 66,315 ▲**	**$ - ▲**	**$ 1,599,550 ▲**	**$ 138,562 ▲**	**$ 884,456 ▲**	**$ 137,270 ▲**
		Property Purchases	**Woman's Club/Marina**	**Site Work & Demolition**	**Town Square Project**	**MLK Corridor Redevelopment**	**Cottage District Project**	**Future Development Projects**	**Model Block**
							Line Item Total =		**$ 6,461,444**

Balance Remaining ► **$ 2,759,838**

MLK Corridor Redevelopment Project

A Mixed-Use Apartment & Retail Development

◇ Martin Luther King Jr. Blvd.
Boynton Beach, Florida

CENTENNIAL MANAGEMENT CORP.

MARCH 7, 2019

Overall Development Vision

1. Mixed Use urban redevelopment Community with some *Floribbean* design style.
2. 124 affordable apartments
3. Approx. 8,000 sq. ft. of retail space
4. 3,250 sq. ft. approximately of covered open air space/breezeway
5. 2,500 sq. ft. of leasing office/clubhouse for the residences
6. 6 ft. Paver sidewalks, on street parking, street and parking lot lights, beautiful landscaping
7. Art wall for local artist to participate in “Art in Public Places”
8. A pedestrian friendly atmosphere with a coffee shop and outdoor seating
9. If permitted, assist in designing a new façade to the adjacent grocery store through CRA Façade Grant program.

Integration of the History and Culture

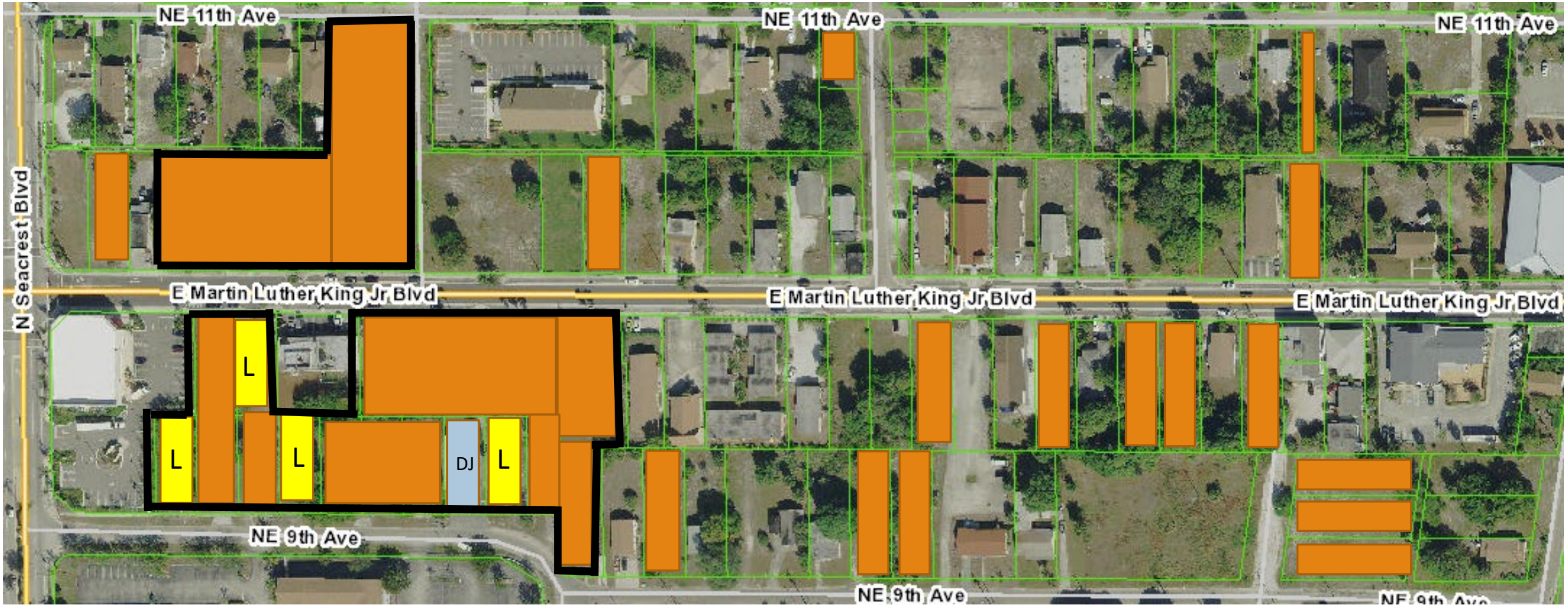
We have done this by:

1. Reviewed the BBCRA Redevelopment Plan
2. Added Urban Design Concepts in keeping with the History of MLK Blvd “Old Florida” and “Caribbean influence”, the new design concept labeled “Floribbean”
3. Front porches, metal roofs, beautiful pastel colors, retail catering to local residents
4. Create an Art Wall of Local Artists to participate in “Art in Public Places”
5. Architecture of the buildings is tropical in nature and incorporates elements of period derived architectural elements reminiscent of the turn of the century South Florida life

Revitalize Retail on MLK

- Our plan will contribute to the goal of revitalization of the MLK Corridor through a design of residential and commercial use targeted to benefit local neighbors
- Approx. 8,000 square feet of retail space.
- Possible tenants may include a barbershop, a ice-cream shop, a medical care facility, casual dining or a trendy coffee shop, etc.
- We plan to hire a local artist to paint murals on some of the buildings' walls reflective of the community's culture and history.
- We plan to hold a job fair on site to hire local subcontractors.

Project Aerial



CRA Lots

DJ Management LLC Lot

Larann LLC Lots

CONCEPTUAL SITE PLAN

BOYNTON BEACH, FL

SITE CALCULATIONS	SPACES
NORTH PARCEL	85
5,000 S.F. COMMERCIAL RETAIL (1/250 S.F.)	20
2,500 S.F. COMMERCIAL CENTER (1/100 S.F.)	25
24 RESIDENTAL UNITS (1.66 per D.U.)	40
SOUTH PARCEL	153
BUILDING 1 60 UNITS (1.66 per D.U.)	100
BUILDING 2 40 UNITS (1.33 per D.U.)	53
TOTAL PARKING REQUIRED:	238

PARKING PROVIDED:	
NORTH PARCEL (OFF STREET)	85
SOUTH PARCEL (OFF STREET)	127
NE 9TH AVE (ON STREET)	16
DR. MARTIN LUTHER KING JR. BLVD.	28
TOTAL PARKING PROVIDED:	256

NORTH

GALLO HERBERT ARCHITECTS

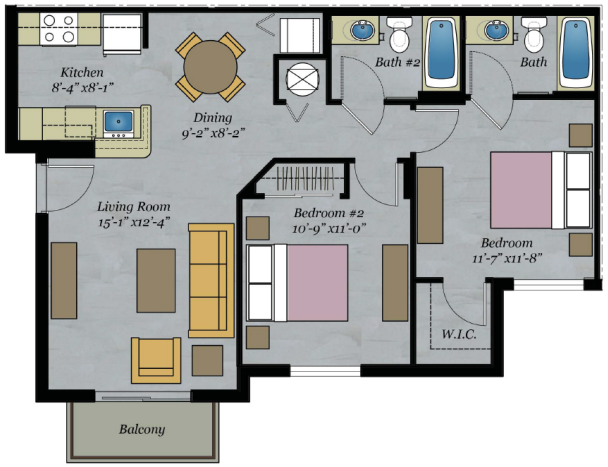
Street View: Conceptual

E Martin Luther King Jr Blvd
NE 9th Ave
NE 9th Ave

NE 9th Ave
NE 9th Ave

Unit Floor Plans

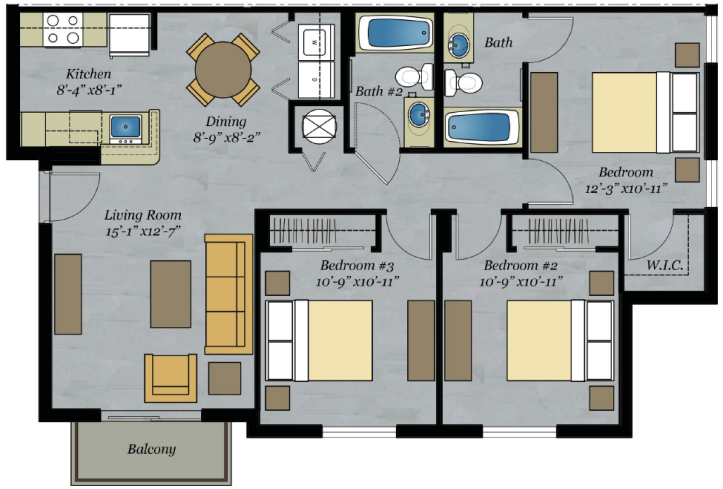
1/1's, 2/2's, 3/2's



Two Bedroom / Two Bathroom Unit Plan - 910 sf

Boynton Beach, FL

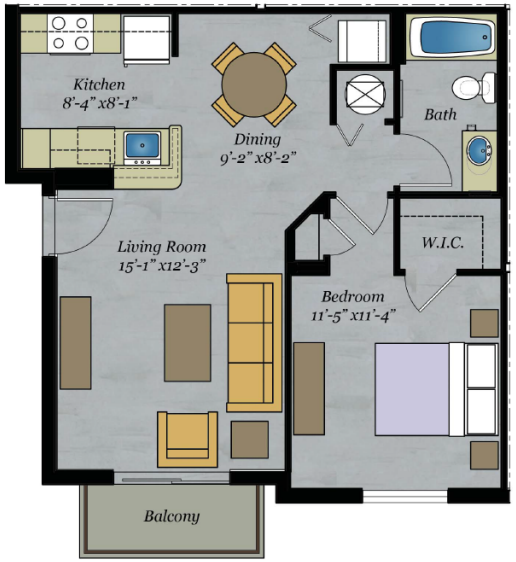
e property of Forum Architecture & Interior Design, Inc. and is provided for informational and illustrative purposes only for the project(s) specifically noted. This content of this document is subject to change beyond the date noted. Any reproductions, revisions or modifications of these documents without expressed written consent from Forum Architecture & Interior Design, Inc. is prohibited by law.



Three Bedroom / Two Bathroom Unit Plan - 1,105 sf

Boynton Beach, FL

e property of Forum Architecture & Interior Design, Inc. and is provided for informational and illustrative purposes only for the project(s) specifically noted. This content of this document is subject to change beyond the date noted. Any reproductions, revisions or modifications of these documents without expressed written consent from Forum Architecture & Interior Design, Inc. is prohibited by law.



One Bedroom / One Bathroom Unit Plan - 709 sf

Boynton Beach, FL

e property of Forum Architecture & Interior Design, Inc. and is provided for informational and illustrative purposes only for the project(s) specifically noted. This content of this document is subject to change beyond the date noted. Any reproductions, revisions or modifications of these documents without expressed written consent from Forum Architecture & Interior Design, Inc. is prohibited by law.

MLK Corridor

Proposed Features:

GREEN CERTIFICATION

- High Efficiency 15 SEER AC Units
- Energy Star Appliance Packages
- Water Sense Plumbing Fixtures
- Energy Star Lighting Fixtures
- Energy Efficient Hurricane Impact Windows & Sliding Glass Doors
- Programmable Thermostats

UNIT FEATURES

- Balconies/Patios in all Units
- Wood Cabinets
- Granite Countertops
- Tile Flooring
- Large Walk-In Closets
- Washer & Dryer in all Units
- Window Treatments

Financial Structure

SUMMARY OF OPTIONS

CRA OWNED PROPERTY AND 5 PRIVATE LOTS

#1 TIRF

	Units	*Private Land*	*CRA Land*	*CRA Grant*	*CRA TIR Funds 15 Years*	*Rents*	*Financing Contingency*
	124	$$$	0	1,200,000	873,000	TBA by CRA	No

#2 9% Tax Credits

	Units	*Private Land*	*CRA Land*	*CRA Grant*	*CRA TIR Funds 15 Years*	*Rents*	*Financing Contingency*
	124	$$$	2,000,000	1,200,000	0	30%-80% AMI	Yes

#3 SAIL and TIRF

	Units	*Private Land*	*CRA Land*	*CRA Grant*	*CRA TIR Funds 15 Years*	*Rents*	*Financing Contingency*
	124	$$$	0	1,200,000	266,000	30%-80% AMI	Yes

Income/Rent Limits

HUD release: 3/30/2018
Implement on or before 5/13/2018
FHFC Posted : 4/6/2018
Effective: 4/1/2018

2018 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Palm Beach County	**25%**	**13,475**	**15,400**	**17,325**	**19,225**	**20,775**	**22,325**	**23,850**	**25,400**	**26,915**	**28,453**	**336**	**360**	**433**	**500**	**558**	**615**
(West Palm Beach-	28%	15,092	17,248	19,404	21,532	23,268	25,004	26,712	28,448	30,145	31,867	377	404	485	560	625	689
Boca Raton HMFA;	**30%**	**16,170**	**18,480**	**20,790**	**23,070**	**24,930**	**26,790**	**28,620**	**30,480**	**32,298**	**34,144**	**404**	**433**	**519**	**600**	**669**	**738**
Miami-Fort Lauderdale-	33%	17,787	20,328	22,869	25,377	27,423	29,469	31,482	33,528	35,528	37,558	444	476	571	660	736	812
Pompano Beach MSA)	**35%**	**18,865**	**21,560**	**24,255**	**26,915**	**29,085**	**31,255**	**33,390**	**35,560**	**37,681**	**39,834**	**471**	**505**	**606**	**700**	**781**	**861**
	40%	21,560	24,640	27,720	30,760	33,240	35,720	38,160	40,640	43,064	45,525	539	577	693	800	893	985
	45%	**24,255**	**27,720**	**31,185**	**34,605**	**37,395**	**40,185**	**42,930**	**45,720**	**48,447**	**51,215**	**606**	**649**	**779**	**900**	**1,004**	**1,108**
	50%	26,950	30,800	34,650	38,450	41,550	44,650	47,700	50,800	53,830	56,906	673	721	866	1,000	1,116	1,231
	60%	**32,340**	**36,960**	**41,580**	**46,140**	**49,860**	**53,580**	**57,240**	**60,960**	**64,596**	**68,287**	**808**	**866**	**1,039**	**1,200**	**1,339**	**1,477**
Median: 74,300	80%	43,120	49,280	55,440	61,520	66,480	71,440	76,320	81,280	86,128	91,050	1,078	1,155	1,386	1,600	1,786	1,970
	120%	**64,680**	**73,920**	**83,160**	**92,280**	**99,720**	**107,160**	**114,480**	**121,920**	**129,192**	**136,574**	**1,617**	**1,732**	**2,079**	**2,400**	**2,679**	**2,955**
	140%	75,460	86,240	97,020	107,660	116,340	125,020	133,560	142,240	150,724	159,337	1,886	2,021	2,425	2,800	3,125	3,447

Future Phases
Townhouse Ownership

- Opportunity for Home-ownership
- Use of CRAs scattered lots
- We intend to build townhouses in partnership with the CRA
- Apply our experience in utilizing creative financing

MLK Corridor

We at Centennial Management Corp already have a vested interest in this neighborhood as a property owner and we are very excited about the opportunity to continue to work together with the CRA to achieve CRA goals and contribute to the best possible redevelopment of the MLK Corridor.

Thank you for the opportunity and your time!

ADVISORY BOARD ITEM C.2.

CRA BOARD MEETING OF: April 10, 2018

NEW ASSIGNMENTS

CRA BOARD AGENDA ITEM: XIII.C.

SUBJECT:

Discussion and Consideration of the CRA's Cottage District Infill Housing Project Conceptual Development Terms

SUMMARY:

At their meeting on September 11, 2018, the CRA Board ended negotiations with Sunrise City LLC, and approved entering into preliminary negotiations with Neighborhood Renaissance, Inc. (NRI) based on their Proposal submitted in response to the 2018 Cottage District RFP-RFQ (see Attachment I). Since that time, CRA staff and the NRI development team have been working together to flush out as many detail issues as possible relating to the site plan, elevations, utilities and street improvements and the cost of construction. Both teams have been working to develop a project design and scope consistent with the RFP/RFQ as well as in the best financial interest of the CRA (see Attachment II).

Based on our staff/team meetings and courtesy site reviews with City Development staff, two conceptual site plans have been created for the CRAAB's review and discussion (see Attachments III.A & III.B). Both site plans contain approximately 30-34 single family housing units, attractive design, a green space/park and streetscape elements generally consistent with the requirements of the RFP/RFQ. For purposes of the Board's review, staff will be presenting the two site plan designs and the financial breakdown of funding sources and uses for Site Plan A only (see Attachment IV). The key points of the financial breakdown are as follows:

Proposed Project Cost:	$11,173,946
Developer Requested CRA Contributions	
Land Value:	$1,120,000
Funding:	$2,057,088
Developer Fee (11.5%):	$1,089,704
Developer Contribution:	Revolving line of credit for unit construction repaid by sale of unit

For the CRAAB's review and recommendation purposes, the following items are to be

discussed:

- Conceptual Site Plan Option A or Option B
- Financial Impact to the CRA
- Development terms and restrictions

FISCAL IMPACT:

To be determined.

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach Community Redevelopment Plan; Heart of Boynton District

CRAAB RECOMMENDATION:

1. Make recommendations to the CRA Board regarding the project's design and funding analysis and to direct CRA staff to negotiate the terms and conditions of a proposed Purchase and Development Agreement to be presented to the Board on their next available agenda.

2. Make a recommendation to the CRA Board that the CRA funding contribution requested by the Developer cannot be met and unless an alternate funding source is found within a specified time frame, the Cottage District RFP/RFQ and further negotiations with NRI be terminated.

3. Other recommendations based on CRAAB discussion.

CRA BOARD OPTIONS:

ATTACHMENTS:

Description
Attachment I - NRI's RFP-RFQ Proposal
Attachment II - Summary of Activities
Attachment III.A. - Site Plan Layout A
Attachment III.B. - Site Plan Layout B
Attachment IV - NRI Project Cost Breakdown
Attachment V - Project Fund Allocation Worksheet
Attachment VI - NRI Presentation at 03.07.19 CRAAB Meeting

Neighborhood Renaissance

Diverse Communities – Strong Economies

SUBMITTAL IN RESPONSE TO:

BOYNTON BEACH CRA

REQUEST FOR DEVELOPER QUALIFICATIONS AND PROPOSALS
COTTAGE DISTRICT INFILL HOUSING REDEVELOPMENT PROJECT

ISSUE DATE: MAY 14, 2018
SUBMITTAL DEADLINE: JULY 17, 2018, NO LATER THAN 2:00 P.M.

Submitted To:
Michael Simon, Executive Director
Boynton Beach Community Redevelopment Agency
710 N. Federal Highway
Boynton Beach, FL 33435

Submitted By:
Neighborhood Renaissance, Inc.
510 24th Street, Suite A
West Palm Beach, FL 33407

COPY

SUBMITTAL IN RESPONSE TO:

COTTAGE DISTRICT INFILL HOUSING REDEVELOPMENT PROJECT

REQUEST FOR PROPOSALS AND DEVELOPER QUALIFICATIONS

BOYNTON BEACH CRA

July 17, 2018

BY:

Neighborhood Renaissance

Diverse Communities – Strong Economies

Carlos Toledo, Development Manager
510 24th Street, Suite A, West Palm Beach, FL 33407
561-832-6776 x107
ctoledo@neighborhoodrenaissance.org

INDEX

Tab	Page
1. General Statement of Qualifications	3-4
2. Certificate of Good Standing	5
3. Proof of Ownership of Business Location	6
4. Project Personnel with Qualifications and List of Similar Projects	7-12
5. Similar Projects Completed by NRI	13-22
6. Project Description	23-24
7. Proposed Housing Units and Housing Unit Types	25-26
8. Development Pro forma	27-28
9. Proposed Project Based Subsidies	29
10. Description of Local Hiring and Training Program	30
11. Signed Statement of Intent to Acquire the Property	31
12. Authorization to Perform Credit Checks	32
13. Proof of Financial Capability	33
14. Marketing Plan	34-36
15. Acknowledgement Letter	37
16. PowerPoint Presentation	38
17. List of Civil and Criminal Legal Actions	39
18. All Other Requirements and Attachments	40

1. General Statement of Qualifications

Since 1992, Neighborhood Renaissance (**NR**) has expanded its programs, services, and real estate portfolio, while broadening its geographic reach to other communities in need of affordable housing within Palm Beach County. As of 2017, the organization's ***net worth rose to $13,800,000*** since its formation leveraging ***investments of over $30 million*** in the last five years.

Development, planning, construction and financing activities are managed by Terri Murray - Executive Director, Michael Pecar - Director of Real Estate and Carlos Toledo - Development Project Manager with a combined 90 years of experience in all aspects of commercial and residential development. Our executive team over the years has worked in many public-private partnerships. Please see Tab 4 for the respective biographies.

NR's projects range from construction of 13 new homes in the Westgate-Belvedere Homes CRA to $12 million program to acquire and renovate 76 distressed dwellings throughout Palm Beach County and held for rental to income-qualified households.

NR's development activities have occurred mostly in distressed neighborhoods with the goal of strengthening them with pride of home ownership and removing blight. We reinforce continued homeownership and protect investment of public investment of funds with deed restrictions on re-sale, restrictive loans and ground leases to assure the homes do not fall into the ownership of out of area investors.

Highlights of Neighborhood Renaissance's development achievements are the following:

- In 2018, broke ground on the construction of **Mango Cove**, ***a 36-unit apartment community*** in West Palm Beach at the cost of $8.2 million for families who earn less than 120% of median income with completion in mid-2019.

- Construction of the Lake Worth **West Village Art Lofts** will be completed in September 2018. The Lofts is a unique mixed-use residential and commercial development that includes ***eight live/work artist townhomes*** and a **2,000-sq.ft. Class A commercial** space at a cost of $3.2 million.

- In 2013, completed the construction of ***13 single-family homes*** as part of a comprehensive long-term strategy to revive the **Westgate-Belvedere Homes redevelopment area** to replace homes that were destroyed by Hurricanes Wilma and Francis.

- From 2011 to 2013, successfully implemented a $12 million grant as a sub-grantee of Palm Beach County's **Neighborhood Stabilization Program** to acquire and ***rehab 78 single-family and multi-family homes.***

- To date, completed and sold over ***170 single-family homes*** to working families in the following communities: West Palm Beach, Lake Worth, Riviera Beach, Royal Palm Beach & Palm Beach Gardens at a total investment of over $21 million.

- Completed a **"Model Block"** ***program***, that transformed the Northwood neighborhood and its business corridor through new home construction, substantial rehabilitation of historic homes, homebuyer purchase assistance, streetscape improvements and lush landscaping. This approach incorporated a two-year planning process that resulted in three new mixed-use zoning districts with new urban design standards that immediately paved the way for new commercial and residential developments. Within a span of five years Neighborhood Renaissance in partnership with the City of West Palm Beach achieved the following:

    - Constructed 35 new homes and rehabilitated 14 properties as well as assisted 65 families to purchase homes at a total investment of $8 million.
    - Administered a business district beautification, security, and small business incentive program, and developed new urban design guidelines for the ***Northwood Village***.
    - Developed within the business district, the ***Renaissance Courtyard,*** the first mixed-use residential and commercial project to be built in the Northwood Village, currently owned and managed by Neighborhood Renaissance; recipient of the ***Federal Home Loan Bank of Atlanta EDGE award***.
    - Provided small business training and assistance to approximately 150 low and moderate-income entrepreneurs resulting in over 115 jobs for low-income residents.
    - Completed streetscape improvements and landscaping for both the business corridor and the residential areas as part of the redevelopment of the neighborhood.
    - Received several national best practice awards in community development.

  This Model Block approach was replicated at a smaller scale in two other neighborhoods: *Royal Poinciana* in Boynton Beach and *Westgate* in unincorporated West Palm Beach.

- Formed the County's first community land trust in 2007; as of 2018, it contains nine homes. Implemented the County's first lease-purchase program through the Community Land Trust.

- Currently, NR owns and manages a ***scattered-site rental portfolio of 58 units*** comprised of single-family and multi-family homes. The homes are leased at below market rates to families earning less the 50% of the Area Median income and managed by NR's in-house property management team.

- Offered housing counseling services to over ***3,500 households*** since 1992.

2. Certificate of Good Standing

Please see a copy of the Certificate of Good Standing behind this page.

State of Florida
Department of State

I certify from the records of this office that NEIGHBORHOOD RENAISSANCE, INC. is a corporation organized under the laws of the State of Florida, filed on June 5, 1992, effective June 3, 1992.

The document number of this corporation is N49255.

I further certify that said corporation has paid all fees due this office through December 31, 2018, that its most recent annual report/uniform business report was filed on April 11, 2018, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Eleventh day of April, 2018

Ken Detzner

Secretary of State

Tracking Number: CC0860554178

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

3. Proof of Ownership of Business Location

Neighborhood Renaissance, Inc. is the sponsor and responsible entity for this development proposal.

Please see proof of business location ownership (PAPA record) behind this page. Neighborhood Renaissance, Inc. was formerly known as Northwood Business Development Corp.

Prepared by and return to:
DANIEL L. MONAHAN

HARVEY, WADDELL & MONAHAN
101 North J Street
Lake Worth, Florida 33460
561-585-4631
File No.: COSTELLO/NORTHW
Will Call No.: 23

Dec-30-1998 01:13pm 98-510982
ORB 10844 Pg 1065
Con 74,378.00 Doc 520.80

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21st day of December, 1998 between

S. L. COSTELLO and CONNIE COSTELLO, his wife
whose post office address is
476 Glenbrook Drive, Atlantis, Florida 33462
grantor, and

NORTHWOOD BUSINESS DEVELOPMENT CORP.
whose post office address is
440 24th Street, West Palm Beach, Florida 33407
grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Palm Beach County, Florida** to-wit:

Lots 3, 4, 5, and 6, Block 50, NORTHWOOD ADDITION, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 9, page 47, Public Records of Palm Beach County, Florida.

Parcel Identification Number: 74-43-43-09-05-050-0030

SUBJECT TO zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision and public utility easements of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1995 .

This is not an official document

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Daniel L. Monahan

Witness Name: Pamela S. Mann

S. L. COSTELLO (Seal)

Witness Name: Daniel L. Monahan

Witness Name: Pamela S. Mann

CONNIE COSTELLO (Seal)

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 21st day of December, 1998 by S. L. COSTELLO and CONNIE COSTELLO, his wife, who is personally known to me or has produced a Driver's License as identification.

[Notary Seal]

PAMELA S. MANN
MY COMMISSION EXPIRES
JULY 25, 2000
#CC 561208
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public
Printed Name: Pamela S. Mann
My Commission Expires:

Not a certified copy

DOROTHY JACKS CFA, AAS
Palm Beach County Property Appraiser

Location Address	504 24TH ST A
Municipality	WEST PALM BEACH
Parcel Control Number	74-43-43-09-05-050-0030
Subdivision	NORTHWOOD ADD IN PB 8 PGS 47 & 62, PB 9 PGS 30 & 47, PB 10 P 11, PB 11 PGS 18, 38
Official Records Book	10844 Page 1065
Sale Date	DEC-1998
Legal Description	NORTHWOOD ADD LTS 3 THRU 6 INC BLK 50

Owners

NEIGHBORHOOD RENAISSANCE INC

Mailing address

510 24TH ST # A
WEST PALM BEACH FL 33407 5462

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-1998	$74,400	10844 / 01065	WARRANTY DEED	NEIGHBORHOOD RENAISSANCE INC
DEC-1998	$100	10844 / 01060	WARRANTY DEED	COSTELLO S L & CONNIE
MAR-1995	$29,000	08681 / 00397	WARRANTY DEED	
JAN-1980	$100,000	03375 / 00823		

Exemption Applicant/Owner	Year	Detail
NEIGHBORHOOD RENAISSANCE INC	2018	PART: AFFORDABLE HOUSING

Number of Units	2	*Total Square Feet	5208	Acres	0.1860
Use Code	1200 - STORE/OFFICE/RESIDENTIAL	Zoning	NMUDTIII - (74-WEST PALM BEACH)		

Tax Year	2017	2016	2015
Improvement Value	$500,796	$455,480	$401,452
Land Value	$187,110	$178,200	$102,060
Total Market Value	$687,906	$633,680	$503,512

All values are as of January 1st each year

Tax Year	2017	2016	2015
Assessed Value	$595,563	$541,421	$492,201
Exemption Amount	$422,850	$449,913	$349,463
Taxable Value	$172,713	$91,508	$142,738

Tax Year	2017	2016	2015
Ad Valorem	$3,972	$2,704	$3,314
Non Ad Valorem	$985	$962	$969
Total tax	$4,957	$3,666	$4,283

4. Project Personnel with Qualifications and List of Similar Projects

Neighborhood Renaissance, Inc. is the developer and owner of the project to build and sell the homes. However, the strengths of our supporting team including the general contractor, architect and community liaison are important elements to delivering a great community of homes to the Heart of Boynton.

Neighborhood Renaissance, Inc.

Terri Murray, Executive Director, joined Neighborhood Renaissance, Inc. in 1999. She is an accomplished community development professional with over 30 years of experience with mixed-income, mixed-use and affordable housing development. She designed, implemented and administered homeownership assistance, housing rehabilitation, new construction, small business assistance, workforce development, and property management programs. She worked effectively in the for-profit, non-profit and local government arenas. Ms. Murray holds a Masters in Urban Affairs in Housing and Community Development from Boston University.

Michael Pecar, Real Estate Development Director, joined Neighborhood Renaissance in 2011 to oversee the construction of the Westgate in-fill home ownership project and the rehabilitation of fifty-three NSP 2 properties. Pecar is also the designated Broker for NR's realty company, Your Way Home Realty, Inc. Over the past 35 years, he has managed the development process for all property types. He has played leading roles in the areas of new project identification, acquisition, government entitlements, financial structuring, site planning, architectural design and total project management. Mr. Pecar is a recognized developer of large-scale commercial centers including Laguna Hills Mall in Laguna Hills, CA and El Paseo de Saratoga in San Jose, CA for world-class development firms such as Simon Development Corporation, The Irvine Company, The O'Connor Group and the Pritzker family. Mr. Pecar has also served as an Investment Manager for private equity firm, New Boston Fund. He has managed development of retail projects in Asia for Trizec-Hahn. He holds a Master of Management degree from the Kellogg Graduate School of Management at Northwestern University.

The following list of similar projects were developed and managed by either Ms. Murray and/or Mr. Pecar:

- **West Village Art Lofts, Lake Worth**
- **Mango Cove Apartment Community**
- **Westgate-Belvedere DRI homes**
- **Palm Beach County National Stabilization Program**
- **Pleasant City and Lake Worth Infill Homeownership**

Carlos Toledo, Development Manager joined Neighborhood Renaissance in 2017. He served in numerous capacities including, Deputy Director of Fordham Bedford Housing Corporation in the New York, Interim President of Carrfour Supportive Housing, Inc., Controller, Real Estate Credit Underwriter, and Vice President of property management organizations. His experience includes various aspects of affordable housing development, financing and management, which includes but is not limited to, financing through use of Low Income Housing Tax Credits, Tax-Exempt bonds, HOME, SAIL, and AHP. He has developed over 2,500 units of affordable housing and managed over 5,000 multifamily units. He has a Bachelor of Science Degree from Herbert H. Lehman College of the City University of New York.

He has over thirty-two years of experience in multifamily affordable housing including new construction and re-development. He has developed the following new construction properties:

- Villa Aurora, Miami, Florida – 76-unit high-rise. 100% affordable rental property completed in 2009.
- Shuler Manor, Miami, Florida – 100-unit high-rise. 100% affordable rental property completed in 2011.
- Parkview Gardens, Miami, Florida – 60-unit garden. 100% affordable rental property completed in 2012.

Stuart and Shelby Development, Inc.

Stuart & Shelby DEVELOPMENT, INC.
Built with Integrity and Pride

We consider our construction team, Stuart & Shelby, integral to the planning and construction of project and should be on board from the early planning stages to assure and efficient, buildable plan that can be built to within budget.

Stuart and Shelby Development, Inc. is a Delray Beach based general contractor headed by Chuck Halberg who has been in the South Florida construction industry since 1980. S&S was incorporated in 2006 by Chuck, it has completed affordable single family and multi-family residential projects for the Palm Beach County Community Land Trust, Adopt a Family, Lake Worth Community Redevelopment Agency, Delray Beach Community Land Trust and Neighborhood Renaissance.

S&S is experienced in federally funded projects, section 3 hiring practices and Davis-Bacon compliance.

Experience

Stuart & Shelby Development is a General Contractor licensed in the State of Florida and incorporated in Florida in 2006. President and owner Chuck Halberg and his staff have over 75 years of experience in residential construction in the South Florida market.

Chuck Halberg has been a Florida State Certified licensed General Contractor since 1986 and personally has been involved in over 2,500 single-family homes and over 300 multi-family units.

Stuart & Shelby currently employs 8 full employees, 1 part time employee and 1 contract worker.

Stuart & Shelby's experience includes working for several non-profit and governmental organizations in urban neighborhoods including the Delray Beach Community Land Trust, the Community Land Trust of Palm Beach County, Adopt-a-Family of the Palm Beaches, Inc., the Lake Worth Community Redevelopment Agency, the Hallandale Beach Community Redevelopment Agency, and the Delray Beach Community Redevelopment Agency. Several of the projects included federal funding including NSP2 and HOME funds. Our teams experience with federally funded projects includes NSP2, HOME, CDBG, DRI3, and Section 202.

Key members of the Stuart and Shelby team includes:

Chuck Halberg, President, Principal Point of Contact

- Delray Beach Chamber of Commerce 2013/ 2014 Business of the Year
- Florida Licensed General Contractor since 1986
- In the construction industry since 1975 including South Florida since 1980
- Construction Management/ Executive since 1980 for three top 200 National Builders
- Oversaw the construction of over 2500 residential single family units, 3500 apartments, and 800,000 SF of commercial space since 1975
- Personal strengths in business relations, product development, budget management quality control, customer satisfaction

Dave Dedman, Director of Construction

- In the South Florida construction industry since 1989
- Florida Licensed General Contractor
- Experience in both production and custom home construction
- Personal strengths in land development, quality control, and team development

Gary Winslow, Construction Manager

- In the South Florida construction industry since 2002
- Capable of taking a project front site development up through closing
- Portfolio includes product, semi-custom and custom homes
- Strengths include coordinating owners and owners rep, architect, designers and building
    - Officials, managing subcontractors and vendors, day to day scheduling and quality
    - control

AW Architects

AW Architects is a full service firm located in Boca Raton, Florida. Founded in 1976, we provide Award winning, innovative, and strategic, planning and design solutions that make each project uniquely successful. The services our firm provides to both public and private clients include:

- architectural design
- planning
- interior design
- 3D visualization

Our design excellence has given us the opportunity to work with clients worldwide. Our portfolio of projects includes:

- government facilities
- hospitality
- resorts
- country clubs
- clubhouses
- commercial parks
- industrial centers
- tenant improvements
- retail centers
- mixed-use centers
- residential single and multi-family
- student and workforce housing

As members of the United States Green Building Council, we are committed to sustainable design and development. We are LEED® Accredited and currently have over 425,000 square feet of LEED® building projects under construction.

Please see additional information behind this page.

Boynton Beach Faith-based Community Development Corporation

BOYNTON BEACH
FAITH BASED COMMUNITY DEVELOPMENT CORPORATION

POST OFFICE BOX 337 • BOYNTON BEACH, FL 33425-0337
2191 NO. SEACREST BLVD. • BOYNTON BEACH, FL 33435
PHONE (561) 752-0303 • FAX (561) 244-5046

Boynton Beach CDC is a tax exempt, 501 (c) (3) Florida Corporation, based in Boynton Beach with a target area of the entire city, and has among its purposes to develop affordable housing opportunities in Boynton Beach and surrounding communities. Key elements of the CDC's program are to:

a) Build/develop well-constructed, affordable/attainable cost housing units for individuals/families who earn between 30%- 120% of the area median income
b) Provide first-time homebuyer education
c) Provide credit and homebuyer counseling (pre & post-purchase)
d) Provide foreclosure prevention counseling and education

Boynton Beach CDC supports the Cottage District Development and desires to collaborate/partner with Northwood Renaissance on its successful implementation to ensure that there are maximum community benefits and opportunities for quality housing, job creation and capacity building.

5. Similar Projects completed by Neighborhood Renaissance

Also projects with total units including photos, add land assembly projects Anchor site and Village Square

Location	Size Under Air	Date Start	Date Complete (or UC)	Agency
Mango Cove Apartments, 1561 S. Florida Mango Road, 33406	36 new apartments, 900 sf each	January 2018	May 2019	Sale of 19 of NR's NSP2&3 homes
West Village Art Lofts and Commercial space, 110 N F Street, Lake Worth, 33460	8 – for sale townhomes (1,600 sf), Commercial (2,000 sf)	June 2017	September 2018	Lake Worth CRA, Palm Beach County
113 S D Street, 33460	3 BR – 1,307 sf	03/2017	08/2018	Lake Worth CRA
128 S E Street, 33460	3 BR – 1,307 sf	03/2018	08/2018	Lake Worth CRA
527 18th Street, 33407	4 BR – 1,740 sf	10/2017	02/2018 (UC)	West Palm Beach, HCD
530 18th Street, 33407	3 BR – 1,307 sf	12/2017	4/2017	West Palm Beach, HCD
531 18th Street, 33407	4 BR – 1,740 sf	12/2017	4/2017	West Palm Beach, HCD
544 18th Street, 33407	3 BR – 1,307 sf	12/2017	4/2017	West Palm Beach, HCD
Acquisition and Rehab of 53 properties containing 71 dwellings – NSP2&3	Various	08/2011	04/2013	Palm Beach County, HES NSP2&3 program
13 scattered site homes, Westgate-Belvedere	3 and 4 bedroom homes, 1,400 to 1,700 sf	October 2011	December 2012	Westgate Belvedere CRA
2495 HIAWATHA AVE, 33409	4 BR – 1,655 sf	3rd Qtr 2011	3rd Qtr 2012	Westgate Belvedere CRA
2487 HIAWATHA AVE, 33409	3 BR – 1,449 sf	3rd Qtr 2011	3rd Qtr 2012	Westgate Belvedere CRA
2479 HIAWATHA AVE, 33409	3 BR – 1,449 sf	3rd Qtr 2011	3rd Qtr 2012	Westgate Belvedere CRA
2903 SARANAC AVE, 33409	4BR – 1,655 sf	3rd Qtr 2011	3rd Qtr 2012	Westgate Belvedere CRA
2901 SARANAC AVE, 33409	3 BR – 1,449 sf	3rd Qtr 2011	3rd Qtr 2012	Westgate Belvedere CRA
2827 HIAWATHA AVE, 33409	3 BR – 1,449 sf	3rd Qtr 2011	3rd Qtr 2012	Westgate Belvedere CRA

Location	Size Under Air	Date Start	Date Complete (or UC)	Agency
2801 SARANAC AVE-A, 33409	3 BR DPLX – 1,589 sf	3rd Qtr 2011	3rd Qtr 2012	Westgate Belvedere CRA
2801 SARANAC AVE-B, 33409	3 BR DPLX – 1,589 sf	3rd Qtr 2011	3rd Qtr 2012	Westgate Belvedere CRA
2957 SAGINAW AVE, 33409	3 BR – 1,449 sf	4th Qtr 2011	3rd Qtr 2012	Westgate Belvedere CRA
2947 SAGINAW AVE, 33409	4BR – 1,655 sf	4th Qtr 2011	3rd Qtr 2012	Westgate Belvedere CRA
2941 SAGINAW AVE, 33409	3 BR – 1,449 sf	4th Qtr 2011	3rd Qtr 2012	Westgate Belvedere CRA
2935 SAGINAW AVE, 33409	4BR – 1,655 sf	4th Qtr 2011	3rd Qtr 2012	Westgate Belvedere CRA
2929 SAGINAW AVE, 33409	3 BR – 1,449 sf	4th Qtr 2011	3rd Qtr 2012	Westgate Belvedere CRA
Northwood Model Block: Phase1, 2 : 600 blocks of: 32, 33 & 34th Sts. Phase 3: 26th, 38th, 48th & 51st. Sts.	34 – substantial rehab and new construction 3 and 4 bedroom homes	2004	2008	West Palm Beach, Housing and Community Development

Art Lofts of West Village, northeast corner of Lucerne Avenue and N. F Street, Lake Worth

The Art Lofts of West Village is a community of 8 newly constructed townhomes that will join a thriving community of 12 townhomes previously sold to artists in 2012. Each townhome includes a studio space and garage on the ground floor, living space on the second and 2 bedrooms and 2 baths on the third. They contain 1,600 sf under air and 2,000 sf gross and will be certified to meet the National Green Building Standards. They will be fee simple townhomes with a property owner's association (not a condo). Prices of the townhomes range from $245,000 to $255,000. A 2,000-sq. ft. commercial building will be located on the corner. A tree shaded park for the residents' exclusive use is located in the backyard. Sales closings will be in September 2018 upon completion of construction.

The project is assisted by the Lake Worth Community Redevelopment Agency (CRA) by donation of the land and a $700,000 NSP2 grant. NR applied and was awarded $532,000 of HOME purchase assistance from Palm Beach County. Four (4) townhomes will be sold to households earning less than 80% of AMI and four (4) will be sold to households earning less than 120% of AMI.

An integral part of the area's revitalization includes 2,000 square feet of commercial space also part of the project on the corner that will be leased to new businesses and draw customers into the West Village. NR secured a NeighborWorks grant of $500,000 to make the tenants' rent affordable.

Living level – Open kitchen, family room and den

Studio level- street level with storefront and ½ bath

Mango Cove Apartments, 1561 S, Florida Mango Road

Mango Cove, currently under construction, is a 36-unit apartment community situated on 8 acres. Designed in the "Old Coastal Florida" style, the two apartment buildings are three-stories with central breezeways overlooking a private lake. Planned with family living in mind, the homes feature open concept kitchens, large great rooms, in-unit laundry, 2 bedrooms and 2 bathrooms in 925 square feet. On-site amenities will include expansive lake views with walking paths, a recreational area with a tot-lot, play court and picnic area, lush landscaping and ample parking for residents and guests.

The energy efficient homes will be within the financial reach of low and moderate-income families with rents well below market rents. Mango Cove will be owned and operated by Neighborhood Renaissance and will be income restricted for at least 30-years by a Land Use Restrictive Agreement enforced by Palm Beach County (PBC).

MANGO COVE
APARTMENTS

Family oriented apartment community
36 homes with 2 bedrooms & 2 baths
Open kitchen with great room
Laundry in each unit
Playground, picnic & barbeque areas
Lakefront views & walking paths
Breaking ground in 2017

Developed and Managed by Neighborhood Renaissance

Neighborhood Renaissance
Diverse Communities - Strong Economies

WELLS FARGO

COMMUNITY FOUNDATION

PALM BEACH COUNTY FLORIDA

Department of Economic Sustainability

Pleasant City HOME CHDO and Lake Worth NSP2 single family homes

Neighborhood Renaissance recently completed the construction and sale of six single-family homes in the Pleasant City neighborhood of West Palm Beach and Lake Worth. Two more homes are being planned for the adjacent Coleman Park neighborhood and an additional home is under construction in Pleasant City with completion in August of 2018.

The Pleasant City homes were made affordable to households earning less than or equal to 80% of the Area Median Income (AMI) through funds provided by the City's HOME CHDO program. The Lake Worth homes were affordable to households earning less than 120% of the AMI through donation of land and fundraising from local corporations.

Palm Beach County NSP 2 – Residential Redevelopment Program

Neighborhood Renaissance recently completed the acquisition and substantial rehabilitation of seventy (70) scattered-site single-family and multi-family dwelling units located within Palm Beach County's Urban Redevelopment Area through a $12 million NSP 2 grant award as a sub-recipient of Palm Beach County's Department of Economic Sustainability. The average cost to rehab was $77,000 per unit. The total project cost is projected to be just over $12.7 million. The homes are leased to very-low and moderate-income eligible families.

The homes were remodeled to increase energy efficiency and reduce long-term maintenance. Features include impact windows and doors, roof replacement with life-time materials, ceramic tile floors throughout, SEER 16 HVAC systems with new R-8 ducting, increased attic insulation to R-30, energy star appliances, ceiling fans and CFL lighting. Florida-friendly landscaping and new irrigation systems were included at each property.

Neighborhood Renaissance owns and manages the properties. Tenant services include home maintenance training, financial literacy training and homebuyer education.

9-unit complex at 4509 Mathis Street, 33463

Wynnewood before and after

Mathis Street Tot Lot

Wynnewood after

Westgate Housing Replacement Housing Infill Project

Through a $2,056,361 State of Florida 2005 Disaster Recovery Initiative Program Grant from Palm Beach County, Neighborhood Renaissance completed the development and construction of thirteen (13) single-family homes in the Westgate CRA for a total project cost of $3,253,495 in 2013. As developer, we completed the land acquisition, creation of subdivided lots, architectural and engineering plans, bid and constructed the homes. The Grant was leveraged with an $850,000 interim loan from Florida Community Loan Fund. The homes have been sold to households earning at or below 80% of the area median income addressing the need for affordable homeownership in the Westgate CRA. This investment will help to increase the tax base, create jobs, prevent crime by reducing the number of vacant properties, and improve the quality life in the area. The housing mix is comprised as follows:

- 4 - 4BR/2.5BA single-family homes priced from $95,000 – $110,000
- 7 - 3BR/2BA single-family homes priced from $100,000 – $105,000
- 2 - 3BR/2.5BA townhomes priced at $85,000

These new homes have been certified to meet the standards of the Florida Green Building Coalition. Development design includes:

- Eco-Friendly architectural design to minimize energy use by the homeowner
- Use of renewable and easily accessible building materials minimizing the overall environmental impact of the development
- Drought resistant landscaping with grouping of plants with similar water needs and strategic placement to facilitate cooling of the home
- Preservation or donation of existing vegetation and top soil at the development sites when possible
- Installation of low-flow water fixtures and alternative flooring, i.e. minimal use of carpeting
- Inclusion of Energy Star and other high energy efficient appliances

Completed homes on Saginaw Avenue

Boynton Beach Model Block

NR received an UrbanLift grant from Wells Fargo that was administered by NeighborWorks. The City contributed additional CDBG funding. The total project budget was $289,982. Due to the use of CDBG funds, the project was subject to Davis-Bacon wages. The project included engineering and design, streetscape improvements, sidewalks, landscaping with irrigation, a bus shelter and private property facade enhancements in the Poinciana Gardens neighborhood located at Seacrest Avenue and MLK Boulevard.

The goal was to enhance the street environment to be more conducive to pedestrian activity and prepare for construction of 13 new homes within the block. To date, six new homes have been built by others and are owner-occupied.

Northwood Model Block Initiative
Infill Housing and Neighborhood Improvements

Our Model Block program, completed in 3 phases, resulted in the construction of 34 single-family homes, the rehabilitation of 14 properties, 30 homeowners and comprehensive neighborhood improvements for an investment of over $8 million in the Northwood community. In addition, our Community Land Trust (CLT) program has helped 9 low-income families to become homeowners. As part of these projects, we provided individualized housing counseling for all of the homebuyers.

For Model Block 1, we purchased 9 existing homes on 34th Street, West Palm Beach in need of substantial rehabilitation. Each household received initial housing counseling to determine their homeownership readiness. For those households not able to become homeowners, we provided relocation assistance that included: the identification of comparably sized affordable rental properties, setting appointments with potential landlords to look at available homes, and moving assistance. All the families that we assisted obtained new rental housing within the neighborhood that was of a higher quality and with a lower rent payment or the same than that was assumed by our agency from their previous absentee landlord. Phase 2 & 3 of the Model Block, resulted in the substantial rehab of 4 existing homes and the new construction of 21 homes. All of the Homes were sold to 80% low-income homebuyers through CHDO/HOME assistance.

Renovated Model Block 1 home at 631 34th St., WPB with comprehensive street improvements and landscaping

621 32nd Street – Model Block Phase 2

6. Project Description

Our proposed project is uniquely designed to complement and add value to the neighborhood and its residents. The addition of 39 quality new residences will add variety to the living choices of working families within the Heart of Boynton. The location of the project is excellent being within short walking distance of the new Town Square and revitalized Ocean Avenue that will provide dining, entertainment, social, educational and job options.

The mix of homes will include 21 detached single-family homes and 18 townhomes. The single-family homes will consist of one story, 3-bedrooms, 2 baths and a garage. The townhomes will be 2-story buildings and will have 3 bedrooms, 2 ½ baths and a garage. The townhomes will consist of five buildings with 2 dwelling units apiece and two 4-unit buildings. The living area of the homes range from 1,200 to 1,600 square feet. Based on the roughly 4.2+ acres, this equates to approximately 9 units per acre.

The neighborhood plan is laid out with internal streets and a village green for use by the residents. All the homes have generous porches facing the street to encourage interaction with neighbors, very much like the original beach towns of old Florida.

The homes will be sold to households earning less than 120% of the Area Median Income (AMI). In 2018, a household of 2 would be eligible with an income up to $73,921. Our plans include a mix of single-family and townhomes prices in the $260,000's. According to the Metrostudy report, no new homes were produced in 2016 with a sales price under $300,000. This indicates that the project will attract strong demand for these affordably priced homes.

Neighborhood Renaissance's mission and goals include making home ownership projects attainable to low and moderate income households. During the development process we will seek and apply for further funding to assist households earning less than 80% of the AMI (Household of 2 with income up to $49,281) purchase a new home in the Heart of Boynton.

NR will assure that the homes remain occupied by homeowners through deed restrictions for a minimum of 15 years and the HOA Declarations and Restrictions.

The homes will incorporate Florida Green Building Coalition (FGBC) standards which address the sustainability and efficiency of home ownership including energy and water use and Florida friendly landscaping. The location is walkable to entertainment, dining, shopping, schools and recreation and should appeal to baby boomers and millennials.

We anticipate that a homeowner's association (HOA) will be formed to maintain common area improvements such as the village green and the internal driveways. Consideration will also be made to have the HOA maintain the landscaping and provide irrigation in the front yards. The objective is to keep the properties well maintained at a very small cost to the homeowners.

Included in our plan is a public neighborhood park on .2 acres (approximately 90 feet by 90 feet) offering landscaped open-space filled with trees, walking paths and benches. If possible, a bus shelter will be installed at the corner of NE 4th Avenue and Seacrest by the proposer.

The perimeter of the property where it interfaces with the neighborhood will provide an attractive visual and pedestrian environment with street trees, 6 foot-wide sidewalks and street lighting along NE 4th and NE 5th Avenues and NE 1st Street.

Summary of Benefits to the City and neighborhood:

- Increase in real estate tax basis by $ 10 million based on projected sales prices.
- Economic development by bringing jobs during construction with local hiring goals.
- Attract 39 new households within the Heart of Boynton TOD.
- Redevelop blighted vacant lots with new energy efficient residences.
- Beautify the streetscape with new landscaping lighting, sidewalks and curbs.
- Create a public pocket park for area residents.

Schedule

Our work plan will begin upon award of the lots from the CRA.

- Upon finalizing the Purchase and Development Agreement, NR will complete due diligence activities including title work, survey, zoning, alley closure/abandonment and site plan approval and prepare construction plans for the first lots to begin construction. Environmental Study has been provided by the CRA and recommends no further study. (60 days).

- After receipt of all land use, zoning, site plan and platting approvals and completion of the construction plans, we will apply for sitework permits and building permits for each new home.

- Upon receipt of a sitework permit, we will begin constructing the land and infrastructure improvements so we can begin the home building construction. This includes the perimeter streetscape and interior access roads including utilities serving the interior lots.

- We plan to start construction of at least 2 homes immediately that would serve as model homes and sales center. We anticipate that a minimum of 2 purchase contracts will be executed per month. The homes will start construction every month thereafter depending upon signing sales contracts. Construction of each home will take approximately five (5) months from permit issuance to certificate of occupancy.

Please see Tab 18 for the timeline of the project schedule.

Attached are the following items:

- Proposed Site Plan
- Proposed Home Floor Plans
- Proposed Home Elevations
- Proposed Schedule

We will adhere to the design guidelines of the RFP, the CRA Redevelopment Plan and the Urban Design Guidelines.

UNITS BREAKDOWN

UNIT A:	**18 UNITS**
UNIT B:	**7 UNITS**
UNIT C:	**7 UNITS**
UNIT D:	**7 UNITS**

NOTE:
STREET LIGHT TO MATCH EXISTING
ON SEACREST BLVD.

COTTAGE DISTRICT INFILL HOUSING
39 UNITS

OPEN SPACE:
REQ. 200 SF PER UNIT = 7,800 SF
PROV. (EXCL. ROADS= 47,011 SF

COTTAGE DISTRICT

BOYNTON BEACH, FL
PROJECT #18130
07.16.2018

SITE PLAN
SCALE: 1" = 30'-0"

AW architects

© 2018 AW ARCHITECTS, INC.

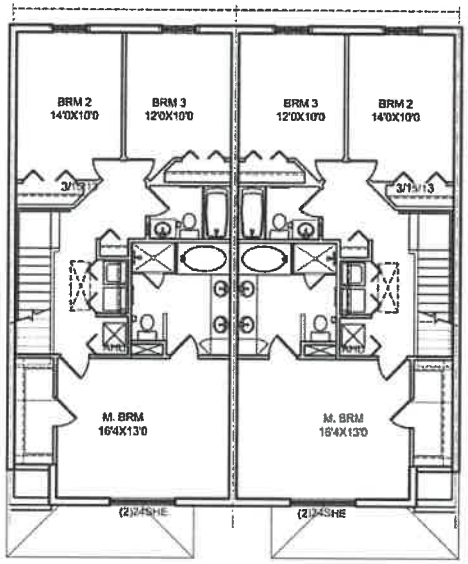
COTTAGE DISTRICT

BOYNTON BEACH, FL
PROJECT #18130
03.16.2018

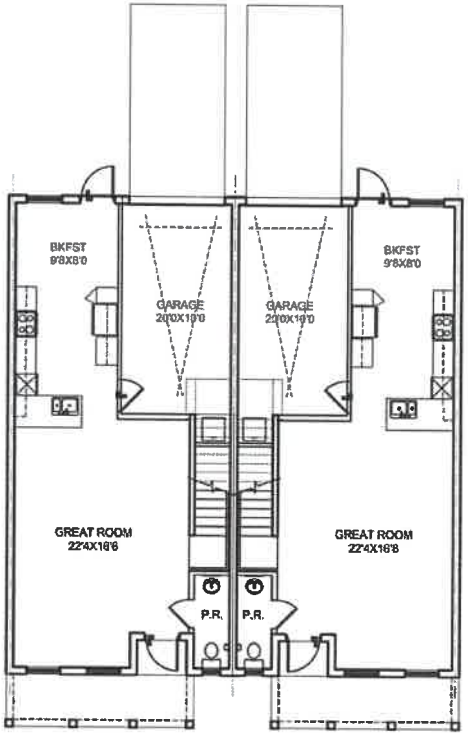
FRONT ELEVATION
2 UNIT BUILDING

AW architects

© 2018 AW ARCHITECTS, INC.



2ND FLOOR PLAN
UNIT A



1ST FLOOR PLAN
UNIT A

COTTAGE DISTRICT
BOYNTON BEACH, FL
PROJECT #1816
07.16.2018

FRONT ELEVATION
2 UNIT BUILDING

1,595 SF A/C EA. TH
230 SF GARAGE
104 SF COVER'D AREAS

AW architects

© 2018 AW ARCHITECTS, INC.

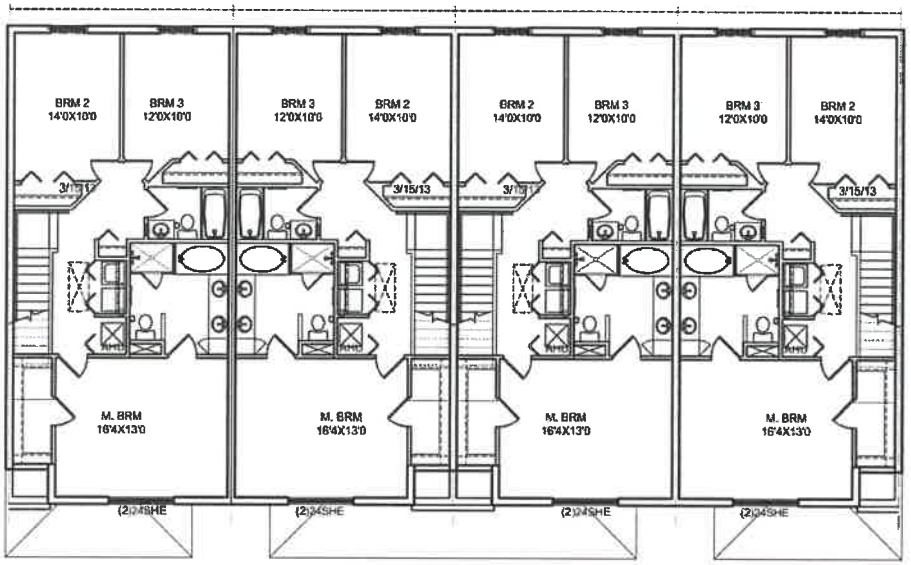
COTTAGE DISTRICT

BOYNTON BEACH, FL
PROJECT #18130
07.16.2018

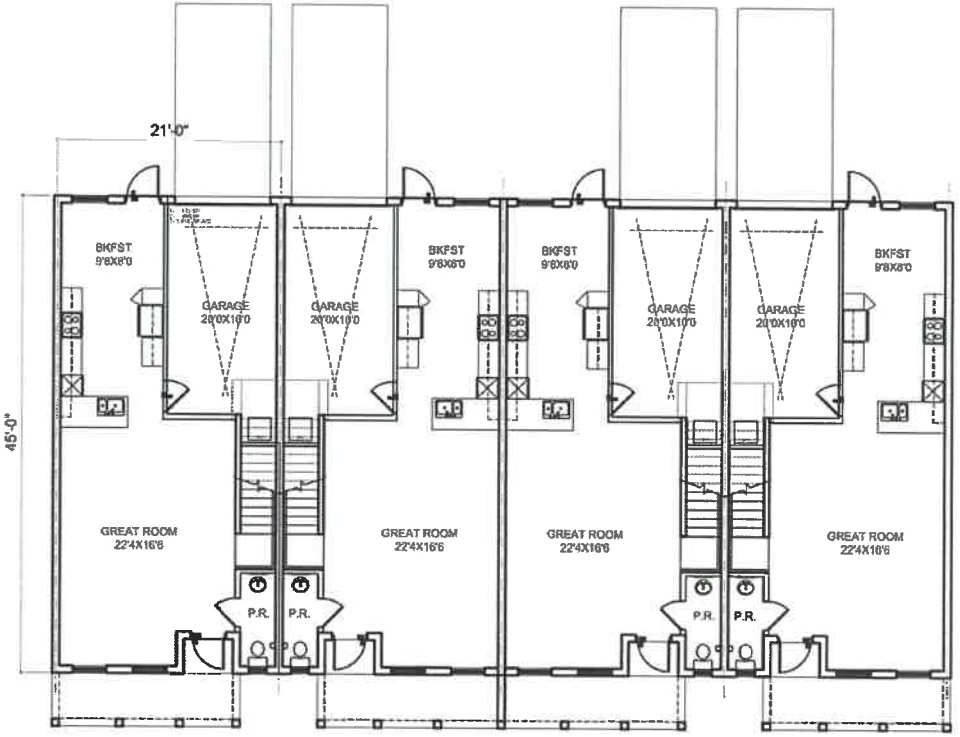
FRONT ELEVATION
4 UNIT BUILDING

AW architects

© 2018 AW ARCHITECTS, INC.



2ND FLOOR PLAN
UNIT A



1ST FLOOR PLAN
UNIT A

COTTAGE DISTRICT

BOYNTON BEACH, FL
PROJECT #1818
07.16.2018

FRONT ELEVATION
4 UNIT BUILDING

1,595 SF A/C EA. TH
230 SF GARAGE
104 SF COVER'D AREAS

AW architects

© 2018 AW ARCHITECTS, INC.

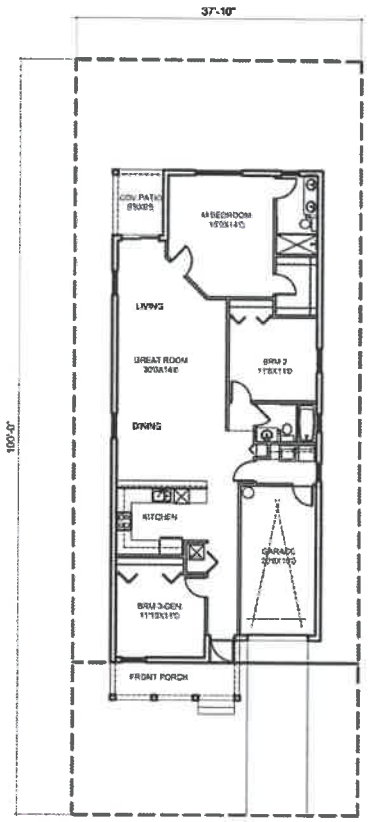
COTTAGE DISTRICT

BOYNTON BEACH, FL
PROJECT #18130
07.16.2018

FRONT ELEVATION
B UNIT BUILDING

AW architects

© 2018 AW ARCHITECTS, INC



1ST FLOOR PLAN
UNIT B

COTTAGE DISTRICT

BOYNTON BEACH, FL
PROJECT #18136
07.16.2018

FRONT ELEVATION
B UNIT BUILDING

1,493 SF A/C
221 SF GARAGE
157 SF COVER'D AREAS

AW architects

© 2018 AW ARCHITECTS, INC.

COTTAGE DISTRICT

BOYNTON BEACH, FL
PROJECT #18110
07.16.2018

FRONT ELEVATION
C UNIT BUILDING
DETACHED REAR LOADED GARAGE - OPT. 1

AW architects

© 2018 AW ARCHITECTS, INC.

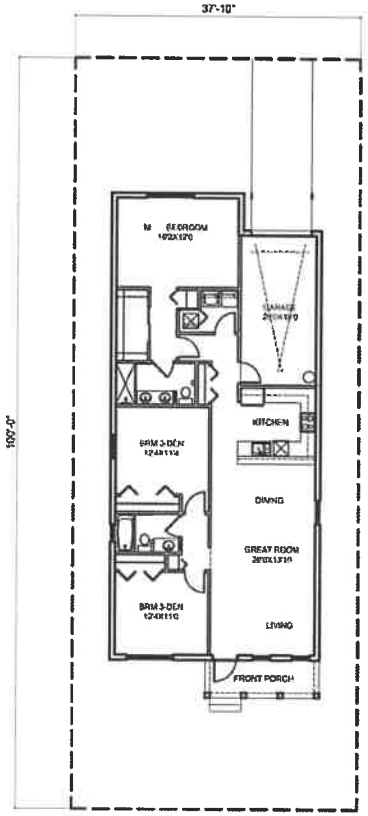
COTTAGE DISTRICT

BOYNTON BEACH, FL
PROJECT #18128
03.16.2018

FRONT ELEVATION
C UNIT BUILDING
DETACHED REAR LOADED GARAGE - ALT. 2

AW architects

© 2018 AW ARCHITECTS, INC



1ST FLOOR PLAN
UNIT C

COTTAGE DISTRICT

BOYNTON BEACH, FL
PROJECT #18130
07.16.2018

FRONT ELEVATION
C UNIT BUILDING

1,454 SF A/C
221 SF GARAGE
76 SF COVER'D AREAS

AW architects

© 2018 AW ARCHITECTS, INC.

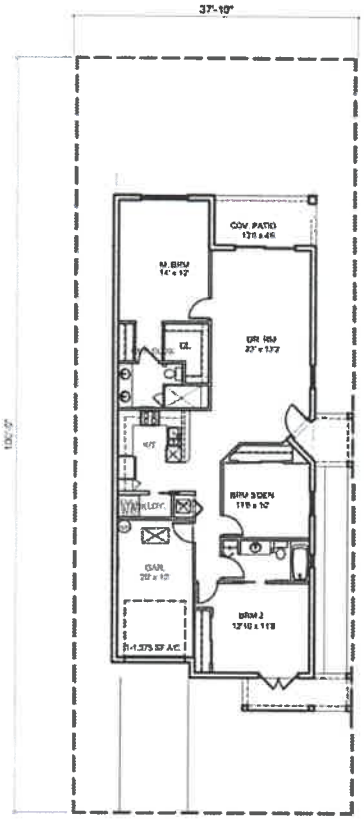
COTTAGE DISTRICT

BOYNTON BEACH, FL
PROJECT #181 16
07.16.2019

FRONT ELEVATION
D UNIT BUILDING

AW architects

© 2018 AW ARCHITECTS, INC.



1ST FLOOR PLAN
UNIT D

COTTAGE DISTRICT

BOYNTON BEACH, FL
PROR CT #18130
07.16.2018

FRONT ELEVATION
D UNIT BUILDING

1,375 SF A/C
221 SF GARAGE
110 SF COVER'D AREAS

AW architects

© 2018 AW ARCHITECTS, INC

Cottage District Infill Housing Redevelopment Project

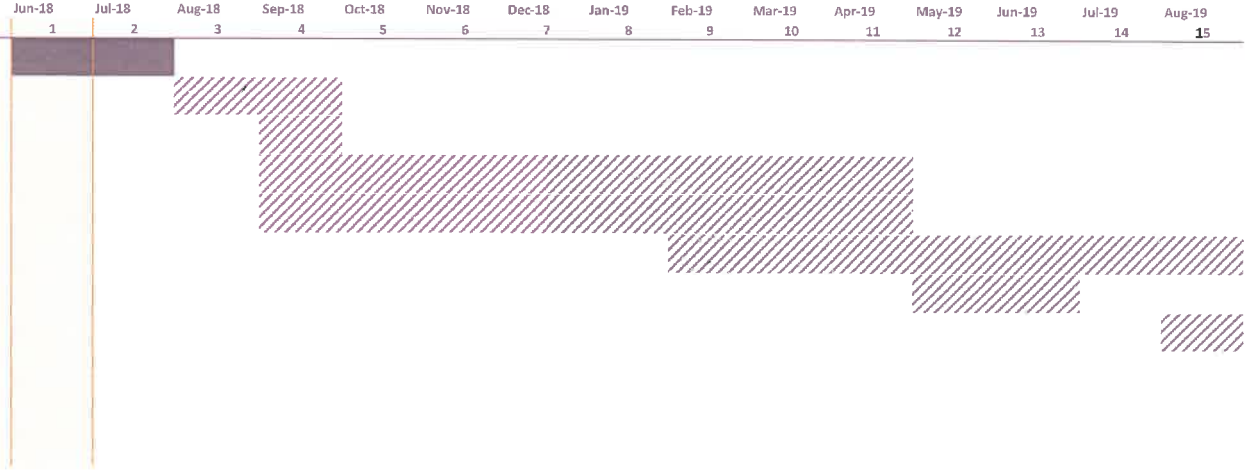
Select a period to highlight at right. A legend describing the charting follows.

Period Highlight: 1

Plan Duration | Actual Start | % Complete

ACTIVITY	PLAN START	PLAN DURATION	ACTUAL START	ACTUAL DURATION	PERCENT COMPLETE
Respond to RFP	1	2	1	2	100%
Presentation	3	2	0	0	0%
Award	4	1	0	0	0%
Zoning/Land Use Approvals	4	8	0	0	0%
Architectural Plans	4	8	0	0	0%
Permitting	9	8	0	0	0%
GC Bidding	12	2	0	0	0%
Closing	15	2	0	0	0%
Construction	17	24	0	0	0%
Sales Start	17	20	0	0	0%
Sales Completion	36	7	0	0	0%

PERIODS



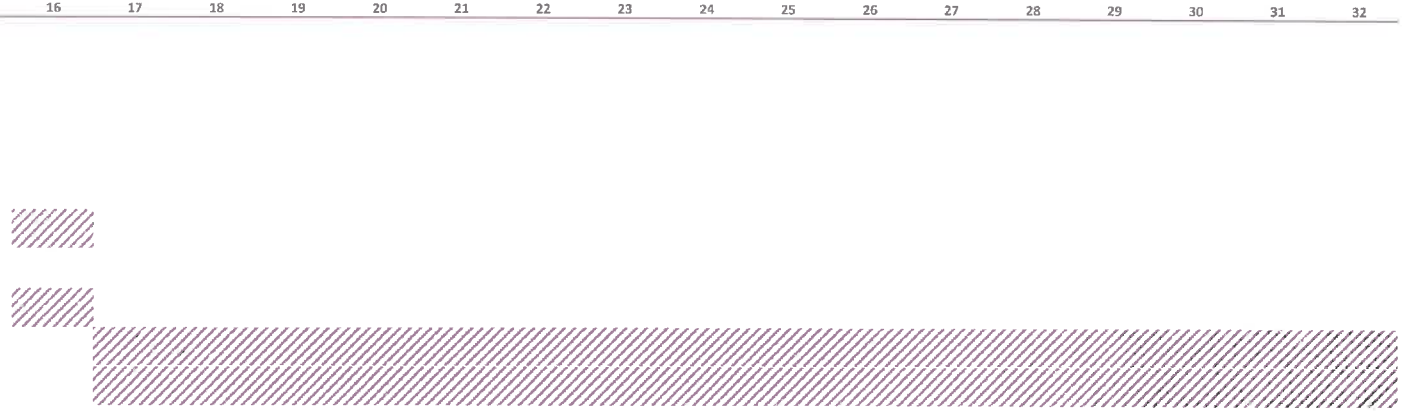
Cottage District Infill Housing Redevelopment Pl

Select a period to highlight at right. A legend describing the charting follows.

Actual (beyond plan)

% Complete (beyond plan)

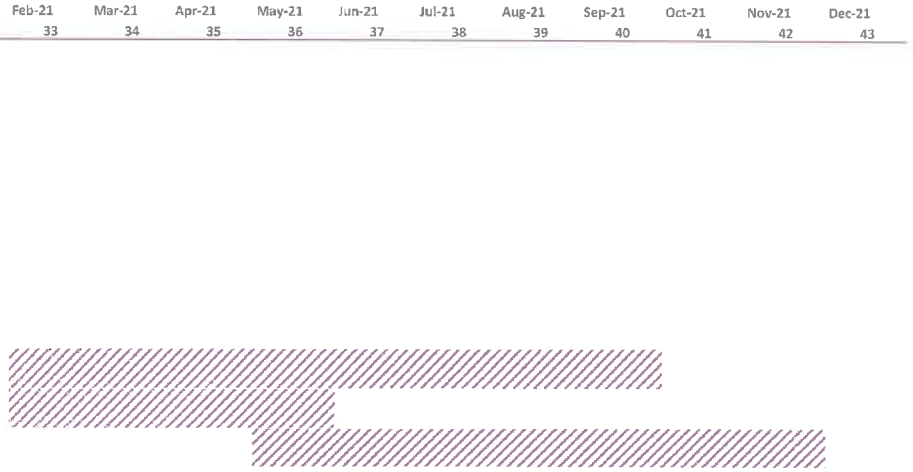
ACTIVITY	PLAN START	PLAN DURATION	ACTUAL START	ACTUAL DURATION
Respond to RFP	1	2	1	2
Presentation	3	2	0	0
Award	4	1	0	0
Zoning/Land Use Approvals	4	8	0	0
Architectural Plans	4	8	0	0
Permitting	9	8	0	0
GC Bidding	12	2	0	0
Closing	15	2	0	0
Construction	17	24	0	0
Sales Start	17	20	0	0
Sales Completion	36	7	0	0



Cottage District Infill Housing Redevelopment Pr

Select a period to highlight at right. A legend describing the charting follows.

ACTIVITY	PLAN START	PLAN DURATION	ACTUAL START	ACTUAL DURATION
Respond to RFP	1	2	1	2
Presentation	3	2	0	0
Award	4	1	0	0
Zoning/Land Use Approvals	4	8	0	0
Architectural Plans	4	8	0	0
Permitting	9	8	0	0
GC Bidding	12	2	0	0
Closing	15	2	0	0
Construction	17	24	0	0
Sales Start	17	20	0	0
Sales Completion	36	7	0	0



Cottage District Infill Housing Redevelopment Project

Timeline

Activity	Timeline	
	Start	Completion
Respond to RFP	May-2018	Jul-2018
Presentation	Aug-2018	Sep-2018
Award	Sep-2018	Sep-2018
Zoning/Land Use Approvals	Sep-2018	Apr-2019
Architectural Plans	Sep-2018	Apr-2019
Permitting	Feb-2019	Sep-2019
GC Bidding	May-2019	Jun-2019
Closing	Aug-2018	Sep-2019
Construction	Oct-2019	Sep-2021
Sales Start	Oct-2019	May-2021
Sales Completion	May-2021	Nov-2021

7. Proposed Housing Units and Housing Unit Types

As noted above, we are proposing 39 homeownership units. All of the homes will be for households earning at or below 120% of the Area Median Income. All homes include one car garage and front porch.

Below is a proposed unit mix:

# of Units	Unit Size (sq.ft. under air)	Unit Type
18	"A" – 1,595 sq. ft. Townhome	3 Bedroom/2 Bath
7	"B" – 1,493 sq. ft. Single Family	3 Bedroom/2 Bath
7	"C" – 1,454 sq. ft. Single Family	3 Bedroom/2 Bath
7	"D" – 1,375 sq. ft. Single Family	3 Bedroom/2 Bath

Minimum construction standards for each home

Every home will be certified to Florida Green Building Coalition standards by an independent 3rd party consultant.

Inspiring Architecture and Design Features

- Monolithic Slab and CBS exterior walls with bond beams
- Prefabricated engineered wood truss system for floors and walls
- GAF Timberline Lifetime HD dimensional shingles (or equal)
- Gutters and downspouts per plan
- Stucco textured finish on exterior walls and overhangs
- Decorative stucco per plan
- Designer exterior paint schemes- fascia/ band white, walls one color, entry door and garage door one color
- Concrete patios, driveways and entry walks will be a broom swept finish
- Hurricane impact rated windows and French glass doors (where applicable)
- Hurricane impact rated metal embossed garage door with opener
- Hurricane impact rated fiberglass two panel entry door
- Exterior hose connection (minimum two per home)
- Exterior GFI receptacle (minimum two per home)
- Coach light on one side of garage door and motion sensor double flood lights on 3 other corners of home
- Minimum 16 SEER air conditioning system with digital thermostat (Carrier or equal)
- Fully irrigated lot with landscape and sod

Custom Interior

- Smooth drywall finish on ceilings and walls except bathroom ceilings and walls are orange peel)
- White flat paint on all ceilings & walls, white semi glass on all doors and trim.
- Stucco finish on garage masonry walls will be light texture
- R-30 ceiling insulation, R4.2 foil on exterior masonry walls
- Hollow core 6 panel or 2 panel interior doors
- Energy Star rated kitchen appliances including refrigerator, dishwasher, range and microwave
- Decorative 2-1/4"casing on all swing doors and 4-1/4" baseboards in all rooms except bathrooms.
- Lever door hardware on all interior doors (brushed chrome finish)
- Mohawk Pazzini or Heathland (or equal) 18" tile flooring on main core of house

- Mohawk carpet in the bedrooms
- Carrera white/ gray marble window sills
- Abundant bedroom and linen closets and kitchen pantry closets per plans.
- Ventilated "free glide" vinyl coated metal closet shelving
- Minimum 50 gallon electric water heater
- Minimum 150 amp electric service
- "Decora" rocker light switches through-out home with standard receptacle
- Smoke/ carbon detectors per code
- RG6 & Cat 6 data/ cable in all bedrooms and family room or living room
- 1 phone CAT 6 at kitchen or master bedroom
- 52" white ceiling fans with light kit in all bedrooms

Deluxe energy rated lighting fixture package for bathrooms, foyer, dining room, hallway and walk in closets

8. Development Pro forma

This project as proposed represents an $11,653,000 investment in the neighborhood which includes home construction, on and offsite infrastructure and soft costs.

The estimated assessor market value is approximately $10,000,000 based upon the aggregate sales price of all 39 homes priced to be affordable to 120% AMI households.

There is a shortfall of approximately $1,403,000 as the project costs exceed the sales proceeds. Assistance from the City and the CRA is requested to facilitate the development.

Uses:

Total Project Cost	$11,652,924

Sources:

Sale of homes	$10,249,864
City and CRA assistance:	
Utility Capacity Fee Waived	$ 152,100
Infrastructure Improvement Assistance CRA	$ 1,250,960
Total Sources	$11,652,924

In addition to donation of the land, we will be requesting direct assistance from the CRA and/or the Boynton Beach Utilities for reimbursement of infrastructure improvement costs and capacity fees.

Mainly attributed to the public infrastructure required to be installed, a desire for high density of homes and limited sales prices to end users, the development will require substantial public assistance.

The infrastructure improvements are high for an urban infill project since 3 of the street frontages require sidewalks, curbs, street lighting and upgraded street trees including properties that are not being redeveloped. Also, to attain the higher densities and take advantage of the depth of this block, internal streets and home sites are being created. The cost of the internal streets and extending utilities to them adds significantly to the shortfall. However, the master plan for the area encourages higher densities with an urban design. We estimate that an additional 14 homes are created by the efficient use of the land

Offsite improvements: These include sidewalks, curbs, street lighting and upgraded street trees along the 1,600 linear foot perimeter of the site except along Seacrest Blvd. Our pricing is based upon construction costs for the recently completed Davis Land West community of 24 homes completed by Stuart and Shelby. Adjusted for inflation, these improvements total $630,000, or $393 per linear foot.

Impact Fee Credit Assumption: Based on the Phase I Environmental Site Assessment, there at one time may have been 16-18 homes constructed on the site. We inquired how much credit may exist from the PBC Impact Fee Department but did not receive a response. We assume that there will be enough credits equal to 16 homes that are planned.

Home Construction: Construction costs of the new homes was developed by Stuart & Shelby based upon recent experience with the 24 home Davis Landing West projects.

Determination of Sales Price

Affordability

The generally accepted standard of housing affordability is that households should not expend more than 35% of their income on housing with includes principal, interest, insurance and property taxes. This suggests a median sales price for a home in the proposed development of approximately $260,000 with some models higher or lower.

Recent sales of similar, newer homes with ½ mile of the site are averaging $175 per square foot under air. The buyer of this home would need an income of $68,000 (see affordability calculation below) to purchase the home with FHA insured financing at current rates of 5.0%.

This suggests that no 1 person households can afford a home and that a few 2 person households would be able to afford to purchase.

We will be targeting households earning <= 120% AMI.

2018 Maximum Income Limits

Household Size	120% AMI
1	$64,680
2	$73,920
3	$83,160
4	$92,280
5	$99,720

Effective 3/30/2018 by HUD (HOME) and subject to change

Affordability Calculation

Sales price = $260,000, 3.5% down payment = $9,100, mortgage loan = $251,700.
Household Income = $67,760 per year/$5,647 per month,
Total monthly housing payments @ 35% = $1,976
Principal and interest @ 5.0% = $1,351 plus property taxes and insurance = $625
PITI = $1,976

A review of the 2018 Maximum Income Limits chart above shows that no "one-person" households and very few 2 person households can afford a $260,000 purchase price indicating the need for some purchase assistance for some buyers. Over the last 18 months NR has sold 19 homes of which only 7 could be sold for $260,000 or more even if the home appraised for a higher price. From recent experience, we believe that $260,000 is the best target sales price if the homes are to be marketed to household under 120% AMI.

Cottage District Infill Housing Redevelopment Project

		Total Development Costs	Per Unit
USES			
Land Purchase including closing costs		$ -	$ -
Actual Construction Costs			
Off-site Work (utilities, paving, streetscape)		$ 630,285	$ 16,161
On-site Work (utilities, paving)		812,500	20,833
Park		75,000	1,923
Construction of Homes		6,486,040	166,309
Contingency	10.00%	800,383	20,523
A1.3 Total Actual Construction Cost		$ 8,804,208	225,749
Financial Cost			
Construction Loan Interest	5.50%	$ 154,000	$ 3,949
Construction Loan Orig. Fee	1.00%	35,000	897
Total Financial Cost		$ 189,000	$ 4,846
General Development Cost			
Accounting Fees		$ 5,000	$ 128
Appraisal Costs		12,675	325
Architect's Fee - Design		176,100	4,515
Architect's Fee - Supervision		35,300	905
Builder's Risk Insurance - homes		33,150	850
Building Permits	1.20%	96,046	2,463
Civil Engineer		35,000	897
Environmental Testing and Report		-	-
BB Impact parks, storm	595	23,205	595
Impact Fees (PBC only)		325,648	8,350
Impact Fee Credit (estimated 16 homes)		(136,749)	(3,506)
Land Closing Costs		7,500	192
Legal Fees		20,000	513
Marketing and Advertising		50,000	1,282
Siteplan, zoning, platting		75,000	1,923
Property Taxes-during construction/holding period		21,257	545
Soil Test Report		10,000	256
Survey		12,000	308
Title Insurance on conveyance		5,000	128
Utility Connection and capacity Fees	3,900	152,100	3,900
Closing Costs (home sales)	1.50%	153,748	3,942
Commissions to third party agents	3.00%	307,496	7,885
Other soft cost contingency	10.0%	95,824	2,457
Total General Development Cost		$ 1,515,300	$ 38,854
Developer's Fee	11.5%	$ 1,144,416	$ 29,344
Total USES		**$ 11,652,924**	$ 298,793
SOURCES			
Sales Proceeds-see schedule below		$ 10,249,864	$ 262,817
Utility Capacity waiver		152,100	3,900
Infrastructure Improvement Assistance From CRA		1,250,960	32,076
Total SOURCES		**$ 11,652,924**	$ 298,793
NET SOURCES AND USES TO DATE		**$ 0**	

Sales	Units	Sq Feet	Sale Price PU	Sales GROSS	Net Proceeds less closing costs and commissions	Per Square Foot
Model						
"A" - 3 bedroom 2 bath - TH	18	28,710	$ 261,580	$ 4,708,440	$ 4,483,857	$ 164.00
"B" - 3 bedroom 2 bath - SFH	7	10,451	265,754	1,860,278	1,778,525	178.00
"C" - 3 bedroom 2 bath - SFH	7	10,178	264,628	1,852,396	1,772,779	182.00
"D" - 3 bedroom 2 bath - SFH	7	9,625	261,250	1,828,750	1,753,459	190.00
Gross Sales		58,964		$ 10,249,864	$ 9,788,620	

Cottage District Infill Redevelopment Project
Neighborhood Renaissance, Inc.

Product Mix

Type	Layout	Bedrooms	Baths	No. of Units	Unit Size / AC Area	Price psf	Sale Price	Total under air
Townhomes	A	3	2	10	1,595	$ 164	$ 261,580	15,950
Townhomes	A	3	2	8	1,595	164	261,580	12,760
Homes	B	3	2	7	1,493	178	265,754	10,451
Homes	C	3	2	7	1,454	182	264,628	10,178
Homes	D	3	2	7	1,375	190	261,250	9,625
		Total		39	58,964	$ 174	$ 262,817	58,964

9. Proposed Project Based Subsidies

Neighborhood Renaissance will pursue funding sources, both federal and private such as banks and corporations, to assist affordability to lower income households earning less than 80% of AMI. NR has a successful track record obtaining these funds for most of our projects.

The City of Boynton Beach is a recipient of State and Federal resources such as Community Development Block Grant funds ("CDBG"), HOME funds and State Housing Initiatives Partnership funding ("SHIP"). If any funding is available from the City from the aforementioned sources, we will endeavor to apply for such sources to assist with down payments or to facilitate the affordability of the homes to end users through soft second mortgages.

Neighborhood Renaissance has obtained subsidies for many of its rental and homeownership developments. Below is a list of some projects that have received affordable housing subsidies:

- Mango Cove:
  - Community Foundation for Palm Beach and Martin County - $133,000 pre-development grant
  - Wells Fargo Priority Markets Program - $100,000 pre-development grant
  - TD Charitable Foundation - $100,000
- Art Lofts
  - HOME purchase assistance: Art Lofts of West Village - $700k NSP2 Grant from Lake Worth CRA; $532,000 of HOME purchase assistance from Palm Beach County. The HOME funds are used to make 4 of the 8 townhomes affordable to households earning less than 80% of AMI.
  - NeighborWorks Project Reinvest Grant - $500,000 used to make rents affordable to new tenants of a retail building in Lake Worth's West Village
- Palm Beach County NSP2 Residential Redevelopment Program - $12 Million of NSP2 funding from Palm Beach County.
- Westgate CRA Replacement Housing Infill Project - $2,056,361 State of Florida 2005 Disaster Recovery Initiative Program Grant from Palm Beach County.
- Boynton Beach MLK Boulevard Model Block grant in the amount of $229,000 from NeighborWorks UrbanLift and the City's CDBG funds. The funds were used for streetscape improvements such as sidewalks, landscaping and irrigation along the MLK corridor west of Seacrest Blvd. The project also included landscaping and signage on Seacrest including façade upgrades on two properties.

10. Description of Local Hiring and Training Program

See Community Benefit Program description behind this page.

Neighborhood Renaissance

Diverse Communities – Strong Economies

LOCAL HIRING AND TRAINING PROGRAM-COMMUNITY BENEFIT PROGRAM

Neighborhood Renaissance, Inc. will collaborate with the Boynton Beach Faith Based Community Development Corporation to implement the Community Benefit Program compiled by the CDC in the attached document. Further, Neighborhood Renaissance, Inc. commits to the utilizing the attached program on the proposed project.

NEIGHBORHOOD RENAISSANCE, INC.

By: _____
Print Name: Terri Murray
Title: Executive Director

Date: July 17, 2018

510 24th Street, Suite A * West Palm Beach, FL 33407 * 561.832.6776 * Fax: 561.832.0483
www.neighborhoodrenaissance.org

small businesses interested and qualified to do business with the project.

Construction Jobs:

The developer/builder shall make every effort to

- Give priority to local contractors and sub-contractors whose principal place of business is in the City of Boynton Beach
- Enter into contract with contractors that will agree to hire City residents
- Prior incarceration shall not disqualify an applicant, however drug testing will be a requirement
- Unskilled applicants will be hired as "helpers to one of the local contractors that are hired within the trade (e.g. plumber, electrician, landscaper, laborer, etc.)
- Contractors and sub-contractors will be required to submit quarterly payroll records to verify local hires (i.e. names and addresses of local hires, how many hours worked and their rate of pay)
- The developer, contractors and sub-contractors will pay or cause to pay "Living Wages" for all new hires of City residents. The developer, contractors and sub-contractors shall provide a report that documents employee wages every six months the CDC

Goals for the Construction:

- Ensure qualified City residents are hired and trained to develop construction related skill sets.
- Provide residents with resources and skills required to be successful in the construction industry
- Ensure program success and create a model to build on for future developments
- The CDC will ensure developers/builders of future projects will have job applicants from the City that have been screened and trained in the construction industry and ready to work.

Home Ownership Goals:

- The CDC will identify, educate and counsel prospective homebuyers.
- Conduct homebuyer education and financial literacy classes, to include credit counseling to prospective buyers, ensuring they are "mortgage ready" and connecting them to down payment assistance programs.
- Assist with disseminating information in the community regarding home buying opportunities.
- Verify household income of members and complete income certifications to ensure federal/state program compliance.
- Create a pipeline of "mortgage ready" buyers seeking homeownership opportunities
- Facilitate the mortgage application and approval process of perspective homebuyers. Provide guidance and support when needed to buyers desirous of homeownership.
- Facilitate the sale of homes as they become available and ready for sale
- Source subsidy financing, conduct research on available public funding and complete applications, as well as advocate for same.

BOYNTON BEACH
FAITH BASED COMMUNITY DEVELOPMENT CORPORATION

POST OFFICE BOX 337 • BOYNTON BEACH, FL 33425-0337
2191 NO. SEACREST BLVD. • BOYNTON BEACH, FL 33435
PHONE (561) 752-0303 • FAX (561) 244-5046

COMMUNITY BENEFIT PROGRAM

Boynton Beach CDC is a tax exempt, 501 (c) (3) Florida Corporation, based in Boynton Beach with a target area of the entire city, and has among its purposes to develop affordable housing opportunities in Boynton Beach and surrounding communities. Key elements of the CDC's program are to:

a) Build/develop well-constructed, affordable/attainable cost housing units for individuals/families who earn between 30%- 120% of the area median income

b) Provide first-time homebuyer education

c) Provide credit and homebuyer counseling (pre & post-purchase)

d) Provide foreclosure prevention counseling and education

Boynton Beach CDC supports the Cottage District Development and desires to collaborate/partner with Northwood Renaissance on its successful implementation to ensure that there are maximum community benefits and opportunities for quality housing, job creation and capacity building. The goal of this Community Benefit program is to ensure priority on achieving local participation with respect to business contracting, employment and workforce development. If the project is awarded, along with construction of a portion of the homes that will be built, Boynton CDC will perform the following functions:

1. Serve as community liaison for information and education.
2. Assist with producing a job fair for local residents, contractors and sub-contractors within the City prior to the start of the project to screen for potential job applicants.
3. Ensure business contracting opportunities for local businesses during site improvement and construction
4. Develop program to provide sub-contractor "Bonding" assistance opportunities if needed
5. Monitor/ensure compliance with prioritization to local residents and businesses.
6. Perform targeted marketing and outreach to City residents informing them of employment opportunities to ensure all City residents are informed about available job opportunities.
7. Coordinate a targeted grassroots outreach activities with community groups to deliver job opportunity flyers to public housing units and other low-income communities. Flyers will also be posted in public spaces, including City Hall, City Recreation Centers, the Public Library, churches and other social services agencies as well as social media.
8. Develop target list of residents and eligible/licensed local contractors and small businesses to allow them to participate in the every phase of construction of the project.
9. Work with the developer/builder to develop and execute outreach strategies to residents and

11. Signed Statement of Intent to Acquire the Property

Please see the signed statement of intent to acquire the property behind this page.

Neighborhood Renaissance

Diverse Communities – Strong Economies

STATEMENT OF INTENT TO ACQUIRE REAL ESTATE

Neighborhood Renaissance, Inc. ("NRI") is submitting a proposal to the Boynton Beach Community Redevelopment Agency ("BBCRA" or "CRA") in response to the CRA's Cottage District Infill Housing Redevelopment Project RFP/RFQ. Pursuant to the requirements of the RFP/RFQ, NRI provides this Statement of Intent to acquire the property from the CRA. The property contains approximately 4.2 acres as described in the RFP/RFQ. NRI proposes that the CRA donate the property to NRI so that the proposed homeownership project can be maintained as affordable to homeowners at the Area Median Income (120%) proposed in the RFP/RFQ.

NRI agrees to enter into a Purchase and Development Agreement ("PDA") with the CRA within ninety (90) days after selection as the developer of the Cottage District project subject to any approved extensions.

NEIGHBORHOOD RENAISSANCE, INC.

By: Terri Murray

Print Name: Terri Murray

Title: Executive Director

Date: July 16, 2018

510 24th Street, Suite A * West Palm Beach, FL 33407 * 561.832.6776 * Fax: 561.832.0483

www.neighborhoodrenaissance.org

12. Authorization to Perform Credit Checks

Please see the appropriate attachments behind this page.

ATTACHMENT "F"

AUTHORIZATION TO PERFORM CREDIT CHECK

For Business:

The Proposer hereby consents to and authorizes the Boynton Beach Community Redevelopment Agency's ("BBCRA") investigation into the credit worthiness of the Proposer. Such consent and authorization is given with respect to any and all persons who may conduct an investigation of the Proposer's credit worthiness on behalf of the BBCRA, including independent contractors and credit agencies retained by the BBCRA for such purpose.

Any information provided to the BBCRA is a public record subject to the provisions of Ch. 119 F.S.

Proposer grants such consent and authorization to the BBCRA for the period commencing as of the date of this authorization and terminating at the time a Proposal is selected by the BBCRA Board.

This Proposer hereby waives any and all claims, past present or future, which the Proposer may have against the BBCRA by reason of any credit investigation made pursuant to Proposer's consent and authorization herein given to the BBCRA.

An authorization to Perform Credit Check will need to be completed by each Principal/Owner and by the Business.

Business Name (D/B/A if applicable): Neighborhood Renaissance, Inc.

Current Business Address: 510 24th Street, Suite A

Boynton Beach, FL 33407

Federal Tax ID# 65-0352279 State of Incorporation: Florida

Phone #l: 561-832-6776 Fax#: 561-832-0483

Signature: Terri Murray Date: 7/16/18

Title: Executive Director

13. Proof of Financial Capability

Please see the requested financial information behind this page.

FLORIDA COMMUNITY LOAN FUND℠

EXPERTISE AND CAPITAL TO HELP YOUR PROJECT SUCCEED.

July 17, 2018

Ms. Terri Murray
Executive Director
Neighborhood Renaissance
510-A 24th Street
West Palm Beach, FL 33407

Re: Acquisition and construction loan for a 39 home development known as Cottage District Infill Housing Redevelopment Project in Boynton Beach.

Dear Ms. Murray:

Thank-you for considering Florida Community Loan Fund ("FCLF") as an acquisition and construction lender for the development of a 39 home project known as Cottage District Infill Housing Redevelopment Project, an affordable for-sale housing project in Boynton Beach, Palm Beach County, Florida. Receipt of a formal loan application would be subject to full underwriting of the Project, Borrower, Developer and Guarantors by FCLF and, if approved, would likely offer terms in the following ranges:

Borrower:	Neighborhood Renaissance or affiliated entity.
Purpose:	To fund infrastructure improvements and the construction of 39 homes (including single family and townhomes) for sale to low and moderate income homebuyers in Boynton Beach, FL.
Loan Amount:	$3,500,000.
Interest Rate:	4.75% fixed.
Loan Term:	2 years plus one optional six month extension, interest only payable monthly, from a to-be agreed upon interest reserve.
Fees:	Application fee - $300. Loan origination fee – 0.50% of the Loan Amount. Customary closing and FCLF legal fees.
Collateral:	First mortgage lien on the Project, superior to any and all liens and restrictions.
Loan to Value:	No more than 85% of the "as-completed' value of the land and improvements that can be constructed with the Loan Amount.

NEIGHBORHOOD RENAISSANCE, INC.
AND SUBSIDIARY

CONSOLIDATED FINANCIAL STATEMENTS

SEPTEMBER 30, 2017

FRIEDMAN, FELDMESSER & KARPELES, P.A.
CERTIFIED PUBLIC ACCOUNTANTS

TABLE OF CONTENTS

	PAGE NO.
INDEPENDENT AUDITORS' REPORT	1
CONSOLIDATED STATEMENT OF FINANCIAL POSITION	2 - 3
CONSOLIDATED STATEMENT OF ACTIVITIES	4 - 5
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES	6
CONSOLIDATED STATEMENTS OF CASH FLOWS	7 - 8
NOTES TO FINANCIAL STATEMENTS	9 – 17
INDEPENDENT AUDITORS' REPORT ON COMPLIANCE AND ON INTERNAL CONTROL OVER FINANCIAL REPORTING BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*	18
SCHEDULE OF FINDINGS AND RECOMMENDATIONS	19

Friedman, Feldmesser & Karpeles, CPA, LLC

Kenneth R. Friedman, CPA
Mark S. Feldmesser, CPA
Richard L. Karpeles, CPA
www.ffkcpa.com

INDEPENDENT AUDITORS' REPORT

Board of Directors
Neighborhood Renaissance, Inc.
and Subsidiary
West Palm Beach, Florida

We have audited the accompanying consolidated statement of financial position of Neighborhood Renaissance, Inc. and Subsidiary (the Organization) as of September 30, 2017, and the related consolidated statements of activities and cash flows for the year then ended, and the notes to the consolidated financial statements. These financial statements are the responsibility of Neighborhood Renaissance, Inc. and Subsidiary's management.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Neighborhood Renaissance, Inc. and Subsidiary as of September 30, 2017, and the changes in ts net assets and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

641 University Boulevard, Suite 210, Jupiter, FL 33458 (561) 622-9990 fax: (561) 622-2523

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 18, 2018, on our consideration of Neighborhood Renaissance, Inc. and Subsidiary's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

Supplementary Information

Our audit was made for the purpose of forming an opinion on the consolidated financial statements taken as a whole. The accompanying supplementary information listed on the table of contents is presented for purposes of additional analysis and is not a required part of the consolidated financial statements. Such information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and, in our opinion, is fairly stated in all material respects in relation to the consolidated financial statements taken as a whole.

Friedman, Feldmesser & Karpeles, CPA, LLC

Friedman, Feldmesser & Karpeles, CPA, LLC
Jupiter, FL
April 18, 2018

NEIGHBORHOOD RENAISSANCE, INC. AND SUBSIDIARY
(a Non-Profit Corporation)
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
SEPTEMBER 30, 2017

ASSETS

Cash in bank-operating	$ 721,867
Cash in bank-HOME/Coleman Park	122,017
Cash in bank-security deposits	60,595
Cash in bank-NSP2 reserve for repairs	737,798
Accounts receivable	2,472
Reimbursements receivable	1,757,451
Prepaid expenses	130,897
Property and equipment-net	9,931,197
Property under development	2,839,286
Land	720,000
Deposits	4,611
TOTAL ASSETS	$ 17,028,191

LIABILITIES AND NET ASSETS

LIABILITIES	
Accounts payable	$ 359,332
Security deposits payable	60,417
Accrued and other liabilities	6,160
Notes and mortgages payable	3,133,731
TOTAL LIABILITIES	3,559,640
NET ASSETS	
Unrestricted	13,468,551
TOTAL LIABILITIES AND NET ASSETS	$ 17,028,191

See accountants' audit report and accompanying footnotes

NEIGHBORHOOD RENAISSANCE, INC. AND SUBSIDIARY
(a Non-Profit Corporation)
CONSOLIDATING STATEMENT OF FINANCIAL POSITION
SEPTEMBER 30, 2017

ASSETS

	Neighborhood Renaissance, Inc	Your Way Home Realty,Inc.	Eliminations	Totals
Cash in bank-operating	$ 718,289	$ 3,578	$ -	$ 721,867
Cash in bank-HOME/Coleman Park	122,017	-	-	122,017
Cash in bank-security deposits	60,595	-	-	60,595
Cash in bank-NSP2 reserve for repairs	737,798	-	-	737,798
Accounts Receivable	153,118	-	(150,646)	2,472
Reimbursements receivable	1,757,451	-	-	1,757,451
Prepaid expenses	130,897	-		130,897
Property and equipment-net	9,931,197	-	-	9,931,197
Property under development	2,839,286	-	-	2,839,286
Land	720,000	-	-	720,000
Deposits	4,611	-	-	4,611
TOTAL ASSETS	$ 17,175,259	$ 3,578	$ (150,646)	$ 17,028,191

LIABILITIES AND NET ASSETS

LIABILITIES				
Accounts payable	$ 359,332	$ 150,646	$ (150,646)	$ 359,332
Security deposits payable	60,417	-	-	60,417
Accrued and other liabilities	6,160			6,160
Notes and mortgages payable	3,133,731	-	-	3,133,731
TOTAL LIABILITIES	3,559,640	150,646	(150,646)	3,559,640
NET ASSETS				
Unrestricted	13,615,619	(147,068)	-	13,468,551
TOTAL LIABILITIES AND NET ASSETS	$ 17,175,259	$ 3,578	($150,646)	17,028,191

See accountants' audit report and accompanying footnotes

NEIGHBORHOOD RENAISSANCE, INC. AND SUBSIDIARY
(a Non-Profit Corporation)
CONSOLIDATED STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2017

REVENUES AND OTHER SUPPORT		
Public Support		
Grants	$	480,096
Contributions		74,869
Revenues		
Rental income-commercial		61,462
Rental income-residential		728,919
Gain on sale of property		341,477
Commission Income		22,087
Interest Income		4,416
Developer Fee income		176,684
Program services and other revenues		184,475
Total Public Support and Revenues		2,074,485
EXPENSES		
Program services		
General and Administrative Expenses		116,804
Economic Development Programs		381,718
Housing and Community Development		1,118,112
Subtotal		1,616,634
Increase in Net Assets		457,851
Net Assets - October 1, 2016		13,010,700
Net Assets - September 30, 2017	$	13,468,551

See accountants' audit report and accompanying footnotes

NEIGHBORHOOD RENAISSANCE, INC. AND SUBSIDIARY
(a Non-Profit Corporation)
CONSOLIDATING STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2017

	Neighborhood Renaissance Inc	Your Way Home Realty Inc	Eliminations	Total
REVENUES AND OTHER SUPPORT				
Public Support				
Grants	$ 480,096	$ -	-	$ 480,096
Contributions	74,869	-	-	74,869
Revenues				
Rental income-commercial	61,462	-	-	61,462
Rental income-residential	728,919	-	-	728,919
Gain on sale of property	341,477	-	-	341,477
Commission Income	-	22,087	-	22,087
Interest Income	4,416	-	-	4,416
Reimbursed expenses	116,330		(116,330)	-
Developer Fee income	176,684			176,684
Program services and other revenues	184,475	-		184,475
Total Public Support and Revenues	2,168,728	22,087	(116,330)	2,074,485
				-
EXPENSES				-
Program services				-
General and Administrative Expenses	97,475	135,659	(116,330)	116,804
Economic Development Programs	381,718	-	-	381,718
Housing and Community Development	1,118,112	-	-	1,118,112
Total Expenses	1,597,305	135,659	(116,330)	1,616,634
Increase/(Decrease) in Net Assets	571,423	(113,572)	-	457,851
Net Assets - October 1, 2016	13,044,196	(33,496)		13,010,700
Net Assets - September 30, 2017	$ 13,615,619	($147,068)		$13,468,551

See accountants' audit report and accompanying footnotes

NEIGHBORHOOD RENAISSANCE, INC. & SUBSIDIARY
(a Non-Profit Corporation)
STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED SEPTEMBER 30, 2017

		Program Services		
	General and Administrative	Economic Development Programs	Housing and Community Development	Total Program Services
Salaries & Benefits	$ 38,163	$ 76,326	$ 267,140	$ 381,628
Payroll taxes	2,545	5,089	17,811	25,446
Total salaries, benefits and taxes	40,708	81,415	284,951	407,074
Rental expenses	-	186,769	435,794	622,563
Professional fees	2,629	5,258	18,403	26,291
Office expense	1,280	2,559	8,958	12,796
Advertising & Marketing	321	642	2,248	3,212
Telephone	136	273	955	1,364
Occupancy	3,743	7,486	26,201	37,430
Equipment rental	80	160	561	801
Licenses and fees	329	659	2,305	3,293
Travel, conferences and seminars	530	1,060	3,711	5,302
Insurance	806	1,611	5,640	8,057
Interest expense	764	1,528	5,347	7,639
Total operating Expenses	51,327	289,421	795,074	1,135,822
Depreciation	46,148	92,296	323,037	461,482
Total Expenses	$ 97,475	$ 381,718	$ 1,118,112	$ 1,597,304

See accountants' audit report and accompanying footnotes.

NEIGHBORHOOD RENAISSANCE, INC. & SUBSIDIARY
(a Non-Profit Corporation)
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED SEPTEMBER 30, 2017

CASH FLOWS FROM OPERATING ACTIVITIES	
Change in Net Assets	$ 457,851
Adjustments to reconcile change in net assets to net cash flow provided by operations:	
Depreciation	461,482
(Increase)/decrease in assets	
Reimbursement receivable	(1,757,451)
Accounts receivable	3,372
Prepaid insurance	(501)
Deposits	3,562
Increase/(decrease) in liabilities	
Accounts payable and accrued expenses	280,433
Security deposits payable	(21,549)
TOTAL ADJUSTMENTS	(1,030,652)
NET CASH (USED) BY OPERATING ACTIVITIES	(572,801)
CASH FLOWS FROM INVESTING ACTIVITIES	
Change in property and equipment	1,221,026
Change in property under development-net	(506,774)
NET CASH PROVIDED BY INVESTING ACTIVITIES	714,252
CASH FLOWS FROM FINANCING ACTIVITIES	
Change in notes and mortgages payable-net	292,067
NET CASH (USED) BY FINANCING ACTIVITIES	292,067
NET INCREASE IN CASH	433,518
CASH, BEGINNING	1,208,759
CASH, ENDING	1,642,277

See accountants' audit report and accompanying footnotes

NEIGHBORHOOD RENAISSANCE, INC. & SUBSIDIARY
(a Non-Profit Corporation)
CONSOLIDATING STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED SEPTEMBER 30, 2017

	Neighborhood Renaissance	Your Way Home Realty	Eliminations	Total
CASH FLOWS FROM OPERATING ACTIVITIES				
Change in Net Assets	$ 571,423	$ (113,572)		$ 457,851
Adjustments to reconcile change in net assets to net cash flow provided by operations:				
Depreciation	461,482	-	-	461,482
				-
(Increase)/decrease in assets				-
Accounts receivable	3,372	-	-	3,372
Reimbursements receivable	(1,757,451)			(1,757,451)
Prepaid insurance	(501)	-	-	(501)
Deposits	3,562	-	-	3,562
Increase/(decrease) in liabilities				-
Accounts payable and accrued expenses	165,719	114,714		280,433
Deferred grant revenue		-	-	-
Security deposits payable	(21,549)	-	-	(21,549)
TOTAL ADJUSTMENTS	(1,145,366)	114,714	-	(1,030,652)
NET CASH PROVIDED BY OPERATING ACTIVITIES	(573,943)	1,142	-	(572,801)
CASH FLOWS FROM INVESTING ACTIVITIES				
Change in property and equipment	1,221,026	-	-	1,221,026
Change in property under development-net	(506,774)	-	-	(506,774)
NET CASH (USED) BY INVESTING ACTIVITIES	714,252	-		714,252
CASH FLOWS FROM FINANCING ACTIVITIES				
Change in notes and mortgages payable-net	292,067	-	-	292,067
NET CASH PROVIDED BY FINANCING ACTIVITIES	292,067	-	-	292,067
		-		-
NET INCREASE/(DECREASE) IN CASH	432,376	1,142	-	433,518
				-
CASH, BEGINNING	1,206,323	2,436	-	1,208,759
				-
CASH, ENDING	$ 1,638,699	$ 3,578	$0	1,642,277

See accountants' audit report and accompanying footnotes

NOTE 1 – ORGANIZATION

Nature of the Organization's Activity

Neighborhood Renaissance, Inc. was formerly known as Northwood Renaissance, Inc. The name was changed in November 2006 in order to more appropriately reflect the expansion of the Organization's activities to projects throughout all of Palm Beach County and not just to the area previously served by the Organization known as the Northwood neighborhood.

The Organization is organized to promote commercial and residential investment, development and revitalization within Palm Beach County and to improve the quality of life for low and moderate-income residents. To achieve its objectives, the Organization expends grants and contributions received from various entities.

Principles of consolidation

The accompanying financial statements present the financial position and activities of operations of Neighborhood Renaissance, Inc. and its recently formed wholly-owned subsidiary, Your Way Home Realty, Inc., collectively referred to herein as the Organization. Significant intercompany transactions and balances have been eliminated in consolidation.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Cash and Cash Equivalents

For purposes of reporting cash flows, the Organization considers all money market funds with an original maturity of three months or less to be cash equivalents. Included are amounts earmarked by the Organization for repairs and improvements on NSP2 and Pleasant City properties, as required in the grant agreements.

Property and Equipment

Property and equipment purchased by the Organization are stated at cost. Donated property and equipment are stated at fair market value at the date of the donation. Interest and related holding costs for projects under construction and renovation are capitalized.

Donations are reported as unrestricted support unless the donor has restricted the donated asset to a specific purpose. Assets donated with explicit restrictions regarding their use and contributions of cash that must be used to acquire property and equipment are reported as restricted support. Absent of donor stipulations regarding how long those donated or acquired assets are placed in service as instructed by the donor reclassifying temporarily restricted net assets to unrestricted net assets at that time. Those assets donated with donor stipulations regarding permanent restrictions for a certain use are included as permanently restricted.

Major additions which materially increase the value of the property are capitalized and depreciated over the life of the asset. Maintenance and repairs are charged to expense as incurred. Depreciation expense has been computed using the straight-line method over useful lives ranging from 5 to 40 years. The Organization follows the practice of capitalizing all expenditures for land, buildings and equipment in excess of $250.

Property and equipment includes the cost of homes, as adjusted for impairment losses, acquired and rehabilitated as part of the Urban Infill Project, Neighborhood Stabilization Programs and HOME (See

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Footnote 3) which are being rented to eligible households. These homes are being depreciated over their estimated useful lives.

Financial Statement Presentation

Under FASB 117, *"Financial Statement of Not-For-Profit Organizations"*, the Organization is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets. In addition, the Organization is required to present a statement of cash flows.

Contributions

Contributions received are recorded as unrestricted, temporarily restricted, or permanently restricted support depending on the existence and/or nature of any donor restrictions. In addition, the Organization recognizes only those contributed services which are provided by individuals possessing "specialized skills".

Promises to Give

Unconditional promises to give are recognized as revenues or gains in the period received and as assets, decreases of liabilities, or expenses depending on the form of the benefits received. Conditional promises to give are recognized when the conditions on which they depend are substantially met.

Restricted and Unrestricted Revenue Support

Support that is restricted by the donor is reported as an increase in unrestricted net assets if the restriction expires in the reporting period in which the support is recognized. All other donor-restricted support is reported as an increase in temporarily or permanently restricted net assets, depending on the nature of the restriction. When a restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), temporarily restricted net assets are reclassified to unrestricted net assets and reported in the Statement of Activities as net assets released from restrictions. Unrestricted support increases unrestricted net assets.

Grant Revenue Recognition

The Organization receives various grants from federal, state and local agencies as well as from private institutions for program and supporting service expenses. These grants are on a cost reimbursement basis or fee for service, including recoverable overhead. The Organization generally must abide by certain terms and conditions as set forth in the grant agreements and any unexpended grant funds must generally be returned to the donor. Revenue from grants is deemed earned and recognized in the Statement of Activities when all terms and conditions are met. Prior to that, unearned grant funds are classified as deferred revenue on the Statement of Financial Position.

Use of Estimates in the Preparation of Financial Statements

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

the financial statements and the reported amounts of revenues, support and expenses during the period. Actual results could differ from those estimates.

Property Under Development

Costs that clearly relate to land and building development projects are capitalized. Acquisition and other direct costs and interest related to the acquisition and development of projects are capitalized. Donated property is stated at fair market value at the date of the donation. Costs are allocated to the specific project units by the specific identification method whenever possible. Otherwise, acquisition costs are allocated based on their relative fair value before development, and development costs are allocated based on their relative sales value.

Accounting for Impairment Losses

The Organization records losses on long-lived assets when indicators of impairment are present. In this connection, certain of the Property held for rental were written down to appraised value.

Income Taxes

The Organization is a not-for-profit organization that is exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code and classified by the Internal Revenue Service (IRS) as other than a private foundation. The Organization elected to file Form 990, *Return of Organization Exempt from Income Tax* for its tax year ending in 2017.

The Organization follows the reporting and disclosure guidance for uncertainty in income taxes as defined in FASB ASC 740. The financial statement effects of a tax position taken or expected to be taken are recognized in the financial statement when it is more likely than not, based on the technical merits, that the position will be sustained upon examination. As of September 30, 2017, 2016 and 2015, the Organization had no uncertain tax positions that qualify for recognition or disclosure in the financial statements. Generally, the Internal Revenue Service may review the returns for the past three years.

Functional Expenses

Then costs of providing the various programs and other activities have been detailed in the statement of functional expenses and summarized on a functional basis in the statement of activities. Salaries and other expenses, which are associated with specific programs, based on management's estimates. The Organization's functional areas are as follows:

Economic Development Programs - Includes expenses for promotion of redevelopment districts, new business recruitment, commercial development and the implementation of economic development projects in the Northwood/Pleasant City CRA district as well as other redevelopment areas in Palm Beach County.

Housing and Community Development - Includes expenses for neighborhood revitalization activities such as the neighborhood stabilization activities including NSP 1 and NSP2 programs, the development and preservation of affordable housing opportunities, homebuyer education and training and the redevelopment of vacant and underutilized mixed-use commercial properties.

General and Administration – Includes expenses for the board of directors and organizational capacity development activities, grant writing, general fund raising, and day-to-day operations.

NOTE 3 – PROPERTY AND EQUIPMENT

The following summarizes property and equipment at September 30, 2017:

Equipment	$ 43,931
Furniture and fixtures	8,752
Property held for rental	11,173,039
Building - 504-510	658,685
	$ 11,884,407
Less accumulated depreciation	(1,953,210)
	$ 9,931,197

During the fiscal year ended September 30, 1999, a duplex at 504-510 24th Street ("the Duplex") was donated to the Organization. The Duplex was recorded as $7,500 for land and $68,173 for building. The Organization renovated this building under its neighborhood revitalization program and occupied a portion of the property in September 2003. The rest of the property has been improved for tenant inhabitance.

Property held for rental consists of the cost of single and multi-family homes and apartments acquired and re-developed as part of the Urban Infill Project, Neighborhood Stabilization Programs (NSP-1 and NSP-2), HOME Program and various donated properties which are being rented to eligible households. Rental properties acquired through these programs are deed restricted for occupancy by low and moderate income households. The original cost of property held for rental is comprised of $11,558,393 for the cost to purchase and rehabilitate the residence and $426,000 for the cost of the land, less a $811,354 reduction for impairment loss through fiscal year ended September 30, 2017.

The Northwood Urban Infill Redevelopment Project ("Urban Infill Project") originally consisted of fourteen such properties. Four of the properties were purchased by the Organization and the other ten properties were vacant lots donated to the Organization by the City of West Palm Beach which were each recorded at an appraised value of $80,000 at date of donation.

As of September 30, 2017, all fourteen properties have been sold, nine of which the Organization has retained the land rights on and is leasing the land back to the purchasers of the houses in long-term ground leases.

In April 2010, the Organization entered into an agreement with Palm Beach County to facilitate the use of grant funds available pursuant to the Neighborhood Stabilization Program (NSP-1) of the Housing and Economic Recovery Act of 2008 for the acquisition and rehabilitation of single family homes for rental to income eligible families. As of September 30, 2017, three such homes have been purchased and redeveloped using grant funds totaling $510,568 and all three homes have been rented to an income eligible household.

NOTE 3 – PROPERTY & EQUIPMENT (CONTINUED)

In October 2010, the Organization entered into an agreement with Palm Beach County for the use and benefit of its HOME Investment Partnership Programs to facilitate the use of grant funds available pursuant to the Cranston-Gonzalez National Affordable Housing Act of 1990. Under this agreement, as amended in October 2011, the Organization would receive grant funds not to exceed $397,049 through December 31, 2012 to use for the acquisition and rehabilitation of at least two (2) single family homes for sale or rental to income eligible families. The grant would also reimburse the Organization for operating expenses up to a maximum of $17,831. A second amendment executed in December 2012 increased the maximum grant funds available to $529,399 and extended the grant period through September 15, 2013. As of September 30, 2017, both properties had been acquired and rehabilitated by the Organization, one of which has been sold and one of which has been rented to eligible households.

In May 2011, the Organization entered into an agreement with Palm Beach County to facilitate the use of grant funds available pursuant to the Neighborhood Stabilization Program (NSP-2) of the American Recovery and Reinvestment Act of 2009 and Housing and Economic Recovery Act of 2008. Under this agreement, the Organization would receive grant funds not to exceed $9,500,000 through November 15, 2012 to use for the acquisition and rehabilitation of at least fifty (50) single family homes to be sold, rented or lease-purchased to income eligible families. The acquired properties must be located in selected zip codes, must be bank-owned properties acquired out of foreclosure, must be vacant and the purchase price for any one property must not exceed $225,000.

The grant agreement was amended on January 31, 2013 to increase the maximum funding award to $12,226,117. As of September 30, 2017, fifty-three (53) such properties have been purchased and rehabilitated using grant funds totaling $12,226,117. Ten (10) of the homes have been sold and forty-three (43) of the properties have been rented to income eligible households.

In addition, the Organization acquired and redeveloped two additional bank-owned properties. The properties were acquired by way of donation and were rehabilitated at a total cost of $138,100. One of the properties was sold in 2016. The remaining unsold property has been rented to an income eligible household.

NOTE 4- PROPERTY UNDER DEVELOPMENT

In April 2016, the Organization acquired property on Florida Mango Road in West Palm Beach, Florida. The property was acquired for approximately $1,175,000 substantially with financing from the Florida Community Loan Fund and a seller-financed second mortgage. The property will be developed as an apartment building (Mango Cove Apartments) with 36 units for rent to income eligible families.

The Organization executed a loan agreement in February 2017 with Palm Beach County (PBC) to sell up to 20 Neighborhood Stabilization Program (NSP-2) single-family homes for the purpose of funding the development of the Mango Cove Apartments. The agreement stipulates that as each NSP-2 home previously funded by PBC is sold, sale proceeds are remitted to PBC as program income and made available to the Mango Cove project at a 0% interest loan. In this connection, as of September 30, 2017, a total of $1,369,161 was due from PBC for the Mango Cove project and included in the Reimbursements Receivable balance in the Consolidated Statement of Financial Position. Upon successful completion and operation of the multi-family rental complex for eligible households the loan will be forgiven on March 31 2048. At September 30, 2017, the Organization submitted for a building permitted. Project completion is anticipated prior to April 2019.

NOTE 4- PROPERTY UNDER DEVELOPMENT (CONT'D)

In August 2015, as amended in December 2015 and June 2017, the Organization entered into a development agreement with Lake Worth Community Redevelopment Agency (LWCRA) to develop for the purpose of selling to qualified buyers specific property in Lake Worth, Florida pursuant to the LWCRA's Neighborhood Stabilization Program (NSP-2). Under the terms of the agreement, the CRA has conveyed the subject property to the Organization, upon which the Organization will develop eight (8) residential live/work units for income eligible buyers, and 2000 square feet of commercial space, garage, parking areas and associated amenities as per site plan. The units will be marketed for sale solely to income eligible "Artists" (as defined in the agreement). The affordability period must remain in place for a minimum of fifteen (15) years. The agreement also provides for date specific benchmarks that the Organization must comply with. The LWCRA has the right to reacquire the property if the Organization defaults on any part of the agreement.

As part of the agreement, the LWCRA agreed to provide the Organization with a loan of up to Seven Hundred Thousand Dollars ($700,000) toward Development Costs (as defined), up to Twenty-Five Thousand Dollars ($25,000) toward the initial maintenance reserve and up to Twelve Thousand Dollars ($12,000) to assist the Artists with the unit purchase. The CRA agrees to execute a partial release of the loan obligation each time an individual unit is sold to a qualified purchaser, provided the Organization remains in full compliance with the agreement. As of September 30, 2017, the Organization has drawn $464,976 against the CRA loan for architect and design fees, building permits, construction loan closing costs. In addition, as of September 30, 2017, $142,626 was receivable from the LWCRA for eligible construction expenses incurred. The organization anticipates closing on the sale of units beginning in August 2018.

In September 2017, the organization entered into a 0% interest HOME loan agreement with PBC in the amount of $532,187 to assist four (4) of the Lake Worth "Artist" residential live/work units to be affordable to low-income buyers earning less than 80% of the area median income adjusted for family size. The loan is due the sooner of September 30, 2019 or upon the sale of each assisted unit. Eligible buyers may receive up to $133,047 of the loan as purchase assistance. The HOME assisted units will be deed restricted for a period of thirty (30) years. As of September 30, 2017, $245,664 was receivable from PBC for eligible development expenses.

In addition to the above, through September 30, 2017, the Organization acquired two (2) distressed properties which have been rehabilitated for sale to income eligible families. The properties were purchased outright. As of September 30, 2017, one (1) of the homes was sold to an income eligible purchaser, and the remaining property was in the process of being rehabilitated.

NOTE 5- GRANTS

The following is a summary of grant revenues earned by grantor agency for the year ended September 30, 2017.

Bank United	$ 9,500
NeighborWorks	50,000
Pleasant City - WPB	320,596
TD Bank	100,000
Total Grant Revenues	$ 480,096

NOTE 5 – GRANTS (CONT'D)

The NeighborWorks grant revenue is part a $500,000 grant agreement entered into in May 2017 with NeighborWorks America in order to support community stabilization and revitalization. The total grant award of $500,000 is payable at defined intervals through November 19, 2018 as work progresses.

The grants listed above were received to pay the salaries and other costs related to community development, affordable housing and neighborhood stabilization.

The Organization must comply with certain covenants and stipulations as defined in the grant agreements, including certain deed restrictions on the acquired properties as defined in the grant agreements.

NOTE 6 – UNINSURED CASH BALANCES

The Organization maintains one non-interest bearing checking account at one local financial institution and three non-interest bearing accounts at another financial institution. Interest bearing and non-interest bearing accounts at the same financial institution are insured up to $250,000 by the Federal Deposit Insurance Corporation ("FDIC"). At September 30, 2017, the Organization had uninsured deposits of $193,701, and $8,200 respectively at two of the financial institutions. The Board of Directors is in the process of reviewing alternative banking alternatives to bring all accounts taken as a whole below the FDIC $250,000 limitation. As of the audit date, the Organization has not experienced any loss due to the uninsured balances.

(NOTES TO FINANCIAL STATEMENTS CONTINUED ON PAGE 16)

NOTE 7- NOTES AND MORTGAGES PAYABLE

Promissory Note Payable to PNC Bank with monthly principal and interest payments of $1,496.68 through December 15, 2023. The note bears interest at 3% per annum and is secured by the 504-514 24 Street Property.	$ 102,053
Promissory Note Payable to PNC Bank with monthly principal and interest of $863.88 through December 15, 2023. The note bears interest at 6.50% through January 15, 2014, after which the interest note becomes prime plus 3.75%. The note is secured by the 504-510 24 Street property.	52,442
Line of credit through Florida Community Loan Fund in the amount of $975,000 which matures on April 6, 2019. The line bears interest at 5.25% and the amount of credit available on 9/30/2016 is $461,293. The line can be withdrawn at the financial institution's option in the event of default in complying with the terms of the note or default of the development agreement. The loan is secured by certain NSP2 properties.	347,665
The Organization had a revolving line of credit with the Florida Community Loan Fund (FCLF) providing for maximum borrowings of $750,000. The funds were to be used to acquire and renovate foreclosed properties. In August 2014, FCLF converted the balance to a term loan in the amount of $668,670. The loan bears interest at 5.75% and is payable in monthly principal and interest payments of $3,902 though maturity on August 1, 2024. The loan is secured by NSP2 properties.	638,956
Recoverable Grant with LISC is to be used in development of the 504-510 24 Street property. The grant funds were to be repaid no later than October 1, 2004. The Organization has requested a continuance.	8,000
Loan from Florida Community Loan Fund in the amount of $25,000 at an interest rate of 5.50% with a maturity date of August 10, 2021, with monthly payments of principal and interest of $142. The loan is secured by property located at 6080 Forest Hill Blvd.	24,563

NOTE 7 – NOTES AND MORTGAGES PAYABLE (CONTINUED)

Loan payable to the Florida Community Loan Fund in the amount of $1,040,000 with interest only payments through maturity on 4/19/19, at which time the entire indebtedness is due. Interest rate is 5% fixed rate, simple interest. The loan is secured by property located on Florida Mango Road.	1,040,000
The Organization has a line of credit through Floirda Community Loan Fund (FCLF) providing for maximum borrowings of $1,666,000. The funds are to be used to construct the Art Loft of West Village. The line matures June 2019 at an interest rate of 5%.	357,458
Loan payable to the West Palm Beach Community Redevelopment Agency. The funds were designated to be used in connection with the development of the Village Centre project. The loan was modified effective September 2014 and now calls for monthly principal and interest payments of $ 255 through December 1, 2020. The loan bears interest at 4.2% per annum.	9,168
Note payable to Florida Community Loan Fund with monthly principal and interest payments of $1,858 through April 1, 2022, at which time the unpaid balance becomes due. The note bears interest at 5.75% per annum and is secured by mortgages on 504-510 24th Street property.	88,450
Loan payable to the Lake Worth Community Redevelopment Agency in connection with the development of the property located at 110 North F Street, Lake Worth (West Village Project). The loan provides for maximum borrowing of up to $700,000 and is secured by a second mortgage on the subject property. As units are sold to qualified buyers and all terms of the agreement are met, the CRA will issue a partial release of lien and loan balance forgiveness.	464,976
	$3,133,731

Friedman, Feldmesser & Karpeles, CPA, LLC

Kenneth R. Friedman, CPA
Mark S. Feldmesser, CPA
Richard L. Karpeles, CPA
www.ffkcpa.com

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE AND ON INTERNAL CONTROL OVER FINANCIAL REPORTING BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Directors
Neighborhood Renaissance, Inc.& Subsidiary
(a non-profit corporation)
West Palm Beach, Florida

We have audited the financial statements of Neighborhood Renaissance, Inc. (a non-profit corporation) and Subsidiary (the "Organization") as of September 30, 2017, and have issued our report thereon dated April 18, 2018. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards*, issued by the Comptroller General of the United

Compliance

As part of obtaining reasonable assurance whether Neighborhood Renaissance, Inc.'s financial statements are free of material misstatements, we performed tests of compliance with certain provisions of laws, contracts and grants, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Neighborhood Renaissance, Inc.'s internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that a material misstatements in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over the financial reporting and its operation that we consider to be material weaknesses.

This report is intended for the information of the Board of Directors, management and applicable City, State, and Federal agencies and is not intended to be and should not be used by anyone other than these specified parties.

Friedman, Feldmesser & Karpeles, CPA, LLC

April 18, 2018

641 University Boulevard, Suite 210, Jupiter, FL 33458 (561) 622-9990 fax: (561) 622-2523

NEIGHBORHOOD RENAISSANCE, INC. & SUBSIDIARY
SCHEDULE OF FINDINGS AND RECOMMENDATIONS
SEPTEMBER 30, 2017

Current Findings – None noted

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493094002148

Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form as it may be made public
▶ Information about Form 990 and its instructions is at *www IRS gov/form990*

OMB No 1545-0047

2016

Open to Public Inspection

A For the 2016 calendar year, or tax year beginning 10-01-2016 , and ending 09-30-2017

B Check if applicable
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Final return/terminated
- ☐ Amended return
- ☐ Application pending

C Name of organization
NEIGHBORHOOD RENAISSANCE INC

Doing business as

Number and street (or P O box if mail is not delivered to street address) | Room/suite
510-24 STREET

City or town, state or province, country, and ZIP or foreign postal code
WEST PALM BEACH, FL 33407

D Employer identification number
65-0352279

E Telephone number
(561) 832-6776

G Gross receipts $ 2,437,302

F Name and address of principal officer
CARL A FLICK
221 34TH STREET
WEST PALM BEACH, FL 33486

H(a) Is this a group return for subordinates? ☐ Yes ☑ No

H(b) Are all subordinates included? ☐ Yes ☐ No
If "No," attach a list (see instructions)

H(c) Group exemption number ▶

I Tax-exempt status ☑ 501(c)(3) ☐ 501(c) ( ) ◀ (insert no) ☐ 4947(a)(1) or ☐ 527

J Website: ▶ N/A

K Form of organization ☑ Corporation ☐ Trust ☐ Association ☐ Other ▶

L Year of formation 1992

M State of legal domicile FL

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities
COMMUNITY DEVELOPMENT

2 Check this box ▶ ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets

3	Number of voting members of the governing body (Part VI, line 1a)	3	10
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	10
5	Total number of individuals employed in calendar year 2016 (Part V, line 2a)	5	6
6	Total number of volunteers (estimate if necessary)	6	7
7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	0
b	Net unrelated business taxable income from Form 990-T, line 34	7b	

			Prior Year	Current Year
Revenue	8	Contributions and grants (Part VIII, line 1h)	231,079	554,965
	9	Program service revenue (Part VIII, line 2g)	227,052	477,489
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	128,528	345,893
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	306,235	167,818
	12	Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	892,894	1,546,165
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1–3)		0
	14	Benefits paid to or for members (Part IX, column (A), line 4)		0
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	403,450	407,074
	16a	Professional fundraising fees (Part IX, column (A), line 11e)		0
	b	Total fundraising expenses (Part IX, column (D), line 25) ▶0		
	17	Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	507,240	567,667
	18	Total expenses Add lines 13–17 (must equal Part IX, column (A), line 25)	910,690	974,741
	19	Revenue less expenses Subtract line 18 from line 12	-17,796	571,424
			Beginning of Current Year	**End of Year**
Net Assets or Fund Balances	20	Total assets (Part X, line 16)	16,019,388	17,175,260
	21	Total liabilities (Part X, line 26)	3,007,782	3,559,641
	22	Net assets or fund balances Subtract line 21 from line 20	13,011,606	13,615,619

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge

Sign Here

****** 2018-01-29
Signature of officer Date

CARL FLICK PRESIDENT
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
RICHARD L KARPELES	RICHARD L KARPELES	2018-04-04		

Firm's name ▶ FRIEDMAN FELDMESSER AND KARPELES CPA LLC
Firm's EIN ▶
Firm's address ▶ 641 UNIVERSITY BLVD STE 210
JUPITER, FL 33458
Phone no (561) 622-9990

May the IRS discuss this return with the preparer shown above? (see instructions) ☑ Yes ☐ No

Part III **Statement of Program Service Accomplishment**

Check if Schedule O contains a response or note to any line in this Part III . . . . . ☐

1 Briefly describe the organization's mission

COMMUNITY DEVELOPMENT

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? . . . . . ☐ Yes ☑ No

If "Yes," describe these new services on Schedule O

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? . . . . . ☐ Yes ☑ No

If "Yes," describe these changes on Schedule O

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported

4a (Code) (Expenses $ 877,331 including grants of $) (Revenue $ 550,193)

See Additional Data

4b (Code) (Expenses $ including grants of $) (Revenue $)

4c (Code) (Expenses $ including grants of $) (Revenue $)

4d Other program services (Describe in Schedule O)

(Expenses $ including grants of $) (Revenue $)

4e **Total program service expenses** ▶ 877,331

Part IV Checklist of Required Schedules

			Yes	No
	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? *If "Yes," complete Schedule A*	1	Yes	
2	Is the organization required to complete *Schedule B, Schedule of Contributors* (see instructions)?	2		No
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? *If "Yes," complete Schedule C, Part I*	3		No
4	**Section 501(c)(3) organizations.** Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? *If "Yes," complete Schedule C, Part II*	4		No
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? *If "Yes," complete Schedule C, Part III*	5		No
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? *If "Yes," complete Schedule D, Part I*	6		No
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? *If "Yes," complete Schedule D, Part II*	7		No
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If "Yes," complete Schedule D, Part III*	8		No
9	Did the organization report an amount in Part X, line 21 for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? *If "Yes," complete Schedule D, Part IV*	9		No
10	Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? *If "Yes," complete Schedule D, Part V*	10		No
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable			
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? *If "Yes," complete Schedule D, Part VI*	11a	Yes	
	Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VII*	11b		No
c	Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VIII*	11c		No
d	Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part IX*	11d	Yes	
e	Did the organization report an amount for other liabilities in Part X, line 25? *If "Yes," complete Schedule D, Part X*	11e	Yes	
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? *If "Yes," complete Schedule D, Part X*	11f		No
12a	Did the organization obtain separate, independent audited financial statements for the tax year? *If "Yes," complete Schedule D, Parts XI and XII*	12a	Yes	
b	Was the organization included in consolidated, independent audited financial statements for the tax year? *If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional*	12b		No
13	Is the organization a school described in section 170(b)(1)(A)(ii)? *If "Yes," complete Schedule E*	13		No
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		No
b	Did the organization have aggregate revenues or expenses of more than $10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at $100,000 or more? *If "Yes," complete Schedule F, Parts I and IV*	14b		No
15	Did the organization report on Part IX, column (A), line 3, more than $5,000 of grants or other assistance to or for any foreign organization? *If "Yes," complete Schedule F, Parts II and IV*	15		No
16	Did the organization report on Part IX, column (A), line 3, more than $5,000 of aggregate grants or other assistance to or for foreign individuals? *If "Yes," complete Schedule F, Parts III and IV*	16		No
17	Did the organization report a total of more than $15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? *If "Yes," complete Schedule G, Part I* (see instructions)	17		No
	Did the organization report more than $15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? *If "Yes," complete Schedule G, Part II*	18		No
19	Did the organization report more than $15,000 of gross income from gaming activities on Part VIII, line 9a? *If "Yes," complete Schedule G, Part III*	19		No

Part IV Checklist of Required Schedules *(continued)*

			Yes	No
20a	Did the organization operate one or more hospital facilities? *If "Yes," complete Schedule H*	20a		No
	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b		
21	Did the organization report more than $5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? *If "Yes," complete Schedule I, Parts I and II*	21		No
22	Did the organization report more than $5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? *If "Yes," complete Schedule I, Parts I and III*	22		No
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? *If "Yes," complete Schedule J*	23		No
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than $100,000 as of the last day of the year, that was issued after December 31, 2002? *If "Yes," answer lines 24b through 24d and complete Schedule K If "No," go to line 25a*	24a		No
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		
25a	**Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? *If "Yes," complete Schedule L, Part I*	25a		No
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? *If "Yes," complete Schedule L, Part I*	25b		No
26	Did the organization report any amount on Part X, line 5, 6, or 22 for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons? *If "Yes," complete Schedule L, Part II*	26		No
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? *If "Yes," complete Schedule L, Part III*	27		No
28	Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions)			
a	A current or former officer, director, trustee, or key employee? *If "Yes," complete Schedule L, Part IV*	28a		No
b	A family member of a current or former officer, director, trustee, or key employee? *If "Yes," complete Schedule L, Part IV*	28b		No
c	An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? *If "Yes," complete Schedule L, Part IV*	28c		No
29	Did the organization receive more than $25,000 in non-cash contributions? *If "Yes," complete Schedule M*	29		No
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? *If "Yes," complete Schedule M*	30		No
31	Did the organization liquidate, terminate, or dissolve and cease operations? *If "Yes," complete Schedule N, Part I*	31		No
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? *If "Yes," complete Schedule N, Part II*	32		No
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301 7701-2 and 301 7701-3? *If "Yes," complete Schedule R, Part I*	33		No
34	Was the organization related to any tax-exempt or taxable entity? *If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1*	34		No
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a		No
b	If 'Yes' to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? *If "Yes," complete Schedule R, Part V, line 2*	35b		No
36	**Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? *If "Yes," complete Schedule R, Part V, line 2*	36		
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? *If "Yes," complete Schedule R, Part VI*	37		No
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? **Note.** All Form 990 filers are required to complete Schedule O	38	Yes	

Part V **Statements Regarding Other IRS Filings and Tax Compliance**

Check if Schedule O contains a response or note to any line in this Part V . . . . . ☐

				Yes	No
1a	Enter the number reported in Box 3 of Form 1096 Enter -0- if not applicable	1a	0		
b	Enter the number of Forms W-2G included in line 1a *Enter -0-* if not applicable	1b	0		
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?		1c	Yes	
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	2a	6		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? **Note.** If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)		2b	Yes	
3a	Did the organization have unrelated business gross income of $1,000 or more during the year?		3a		No
b	If "Yes," has it filed a Form 990-T for this year? *If "No" to line 3b, provide an explanation in Schedule O*		3b		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		4a		No
b	If "Yes," enter the name of the foreign country ▶ _____ See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR)				
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		5a		No
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		5b		No
c	If "Yes," to line 5a or 5b, did the organization file Form 8886-T?		5c		
6a	Does the organization have annual gross receipts that are normally greater than $100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?		6a		No
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		6b		
7	**Organizations that may receive deductible contributions under section 170(c).**				
a	Did the organization receive a payment in excess of $75 made partly as a contribution and partly for goods and services provided to the payor?		7a		No
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		7b		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		7c		No
d	If "Yes," indicate the number of Forms 8282 filed during the year	7d			
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		7e		No
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		7f		No
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		7g		
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		7h		
8	**Sponsoring organizations maintaining donor advised funds.** Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?		8		No
9a	Did the sponsoring organization make any taxable distributions under section 4966?		9a		No
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?		9b		No
10	**Section 501(c)(7) organizations.** Enter				
a	Initiation fees and capital contributions included on Part VIII, line 12	10a			
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b			
11	**Section 501(c)(12) organizations.** Enter				
a	Gross income from members or shareholders	11a			
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them)	11b			
12a	**Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?		12a		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b			
13	**Section 501(c)(29) qualified nonprofit health insurance issuers.**				
a	Is the organization licensed to issue qualified health plans in more than one state? **Note.** See the instructions for additional information the organization must report on Schedule O		13a		
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b			
c	Enter the amount of reserves on hand	13c			
14a	Did the organization receive any payments for indoor tanning services during the tax year?		14a		No
b	If "Yes," has it filed a Form 720 to report these payments? *If "No," provide an explanation in Schedule O*		14b		

Part VI **Governance, Management, and Disclosure** *For each "Yes" response to lines 2 through 7b below, and for a "No" response to lines 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O See instructions*

Check if Schedule O contains a response or note to any line in this Part VI . . . . . ☑

Section A. Governing Body and Management

			Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year	1a 10		
	If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O			
b	Enter the number of voting members included in line 1a, above, who are independent	1b 10		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2		No
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person?	3		No
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4		No
5	Did the organization become aware during the year of a significant diversion of the organization's assets?	5		No
6	Did the organization have members or stockholders?	6		No
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a	Yes	
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	7b		No
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following			
a	The governing body?	8a	Yes	
b	Each committee with authority to act on behalf of the governing body?	8b	Yes	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? *If "Yes," provide the names and addresses in Schedule O*	9		No

Section B. Policies (*This Section B requests information about policies not required by the Internal Revenue Code.*)

			Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	10a		No
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a	Yes	
b	Describe in Schedule O the process, if any, used by the organization to review this Form 990			
12a	Did the organization have a written conflict of interest policy? *If "No," go to line 13*	12a	Yes	
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	Yes	
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? *If "Yes," describe in Schedule O how this was done*	12c	Yes	
13	Did the organization have a written whistleblower policy?	13		No
14	Did the organization have a written document retention and destruction policy?	14	Yes	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			
a	The organization's CEO, Executive Director, or top management official	15a	Yes	
b	Other officers or key employees of the organization	15b	Yes	
	If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions)			
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a	Yes	
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b	Yes	

Section C. Disclosure

17 List the States with which a copy of this Form 990 is required to be filed▶ FL

18 Section 6104 requires an organization to make its Form 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection Indicate how you made these available Check all that apply

☐ Own website ☐ Another's website ☑ Upon request ☐ Other (explain in Schedule O)

19 Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year

20 State the name, address, and telephone number of the person who possesses the organization's books and records ▶TERRI MURRAY 510-24TH STREET SUITE A WEST PALM BEACH, FL 33407 (561) 832-6776

Part VII **Compensation of Officers, Directors,Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors**

Check if Schedule O contains a response or note to any line in this Part VII . . . . . ☐

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed Report compensation for the calendar year ending with or within the organization's tax year

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation Enter -0- in columns (D), (E), and (F) if no compensation was paid
- List all of the organization's **current** key employees, if any See instructions for definition of "key employee "
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than $100,000 from the organization and any related organizations
- List all of the organization's **former** officers, key employees, or highest compensated employees who received more than $100,000 of reportable compensation from the organization and any related organizations
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than $10,000 of reportable compensation from the organization and any related organizations

List persons in the following order individual trustees or directors, institutional trustees, officers, key employees, highest compensated employees, and former such persons

☐ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
(1) JULIE HYATT VICE PRESIDENT	2 00			X				0	0	0
(2) TIM COPPAGE DIRECTOR	2 00	X						0	0	0
(3) DIANE MCNEIL DIRECTOR	2 00	X						0	0	0
(4) LOVETTA HARMON DIRECTOR	2 00	X						0	0	0
(5) JEAN BAYOL DIRECTOR	2 00	X						0	0	0
(6) CARL A FLICK PRESIDENT	2 00			X				0	0	0
(7) BETTE ANNE STARKEY SECRETARY	2 00			X				0	0	0
(8) JOEY EICHNER TREASURER	2 00			X				0	0	0
(9) ROMIN CURRIER DIRECTOR	2 00	X						0	0	0
(10) TERRI MURRAY EXECUTIVE DIRECTOR	40 00				X			95,388	0	0
(11) ANNETTE WHITEHEAD DIRECTOR	2 00	X						0	0	0

VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees *(continued)*

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			

1b Sub-Total . . . . . ▶			
c Total from continuation sheets to Part VII, Section A . . . . ▶			
d Total (add lines 1b and 1c) . . . . . ▶	95,388		

2 Total number of individuals (including but not limited to those listed above) who received more than $100,000 of reportable compensation from the organization ▶

		Yes	No
3 Did the organization list any **former** officer, director or trustee, key employee, or highest compensated employee on line 1a? *If "Yes," complete Schedule J for such individual*	3		No
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than $150,000? *If "Yes," complete Schedule J for such individual*	4		No
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? *If "Yes," complete Schedule J for such person*	5		No

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than $100,000 of compensation from the organization Report compensation for the calendar year ending with or within the organization's tax year

(A) Name and business address	(B) Description of services	(C) Compensation

2 Total number of independent contractors (including but not limited to those listed above) who received more than $100,000 of compensation from the organization ▶

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII . . . . . ☐

			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns	1a				
	b Membership dues	1b				
	c Fundraising events	1c				
	d Related organizations	1d				
	e Government grants (contributions)	1e				
	f All other contributions, gifts, grants, and similar amounts not included above	1f	554,965			
	g Noncash contributions included in lines 1a-1f $ _____					
	h **Total.** Add lines 1a-1f ▶		554,965			
Program Service Revenue		Business Code				
	2a PROGRAM SERVICE FEES	531390	184,475			
	b DEVELOPER FEE INCOME	531390	176,684			
	c					
	d					
	e					
	f All other program service revenue		116,330			
	g **Total.** Add lines 2a–2f ▶		477,489			
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts) ▶		4,416			
	4 Income from investment of tax-exempt bond proceeds ▶					
	5 Royalties ▶					

	(i) Real	(ii) Personal				
6a Gross rents	790,381					
b Less rental expenses	622,563					
c Rental income or (loss)	167,818					
d Net rental income or (loss) ▶			167,818	167,818		

	(i) Securities	(ii) Other				
7a Gross amount from sales of assets other than inventory		610,051				
b Less cost or other basis and sales expenses		268,574				
c Gain or (loss)		341,477				
d Net gain or (loss) ▶			341,477	341,477		

8a Gross income from fundraising events (not including $ _____ of contributions reported on line 1c) See Part IV, line 18	a					
b Less direct expenses	b					
c Net income or (loss) from fundraising events ▶						
9a Gross income from gaming activities See Part IV, line 19	a					
b Less direct expenses	b					
c Net income or (loss) from gaming activities ▶						
10a Gross sales of inventory, less returns and allowances	a					
b Less cost of goods sold	b					
c Net income or (loss) from sales of inventory ▶						

Miscellaneous Revenue	Business Code				
11a					
b					
c					
d All other revenue					
e **Total.** Add lines 11a–11d ▶					
12 **Total revenue.** See Instructions ▶		1,546,165	991,200		

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns All other organizations must complete column (A)

Check if Schedule O contains a response or note to any line in this Part IX . . . . . ☐

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraisingexpenses
1 Grants and other assistance to domestic organizations and domestic governments See Part IV, line 21				
2 Grants and other assistance to domestic individuals See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals See Part IV, line 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	95,388	85,850	9,538	0
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	262,398	236,158	26,240	0
8 Pension plan accruals and contributions (include section 401 (k) and 403(b) employer contributions)				
9 Other employee benefits	23,842	21,458	2,384	0
10 Payroll taxes	25,446	22,901	2,545	0
11 Fees for services (non-employees)				
a Management				
b Legal				
c Accounting				
d Lobbying				
e Professional fundraising services See Part IV, line 17				
f Investment management fees				
g Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O)				
12 Advertising and promotion				
13 Office expenses				
14 Information technology				
15 Royalties . .				
16 Occupancy	37,430	33,748	3,682	0
17 Travel	5,302	4,772	530	0
18 Payments of travel or entertainment expenses for any federal, state, or local public officials .				
19 Conferences, conventions, and meetings				
20 Interest	7,639	6,875	764	0
21 Payments to affiliates				
22 Depreciation, depletion, and amortization . .	461,482	415,334	46,148	0
23 Insurance . . .	8,057	7,252	805	0
24 Other expenses Itemize expenses not covered above (List miscellaneous expenses in line 24e If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O)				
a ADVERTISING & MARKETING	3,212	2,891	321	0
b FEES	3,293	2,964	329	0
c EQUIPMENT RENTAL	801	721	80	0
d OFFICE EXPENSES	12,796	11,517	1,279	0
e All other expenses	27,655	24,890	2,765	0
25 **Total functional expenses.** Add lines 1 through 24e	974,741	877,331	97,410	0
26 **Joint costs.** Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation Check here ▶ ☐ if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part IX . . . . . ☐

				(A) Beginning of year		(B) End of year
Assets	1	Cash–non-interest-bearing		1,208,756	1	1,638,699
	2	Savings and temporary cash investments			2	
	3	Pledges and grants receivable, net			3	
	4	Accounts receivable, net		5,844	4	153,118
	5	Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees Complete Part II of Schedule L			5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions) Complete Part II of Schedule L			6	
	7	Notes and loans receivable, net			7	
	8	Inventories for sale or use			8	
	9	Prepaid expenses and deferred charges		130,399	9	130,897
	10a	Land, buildings, and equipment cost or other basis Complete Part VI of Schedule D	10a 12,599,918			
	b	Less accumulated depreciation	10b 1,948,721	12,333,704	10c	10,651,197
	11	Investments—publicly traded securities			11	
	12	Investments—other securities See Part IV, line 11			12	
	13	Investments—program-related See Part IV, line 11			13	
	14	Intangible assets			14	
	15	Other assets See Part IV, line 11		2,340,685	15	4,601,349
	16	**Total assets.** Add lines 1 through 15 (must equal line 34)		16,019,388	16	17,175,260
Liabilities	17	Accounts payable and accrued expenses		84,150	17	365,492
	18	Grants payable			18	
	19	Deferred revenue			19	
	20	Tax-exempt bond liabilities			20	
	21	Escrow or custodial account liability Complete Part IV of Schedule D			21	
	22	Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons Complete Part II of Schedule L			22	
	23	Secured mortgages and notes payable to unrelated third parties			23	
	24	Unsecured notes and loans payable to unrelated third parties		2,841,666	24	3,133,731
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24) Complete Part X of Schedule D		81,966	25	60,418
	26	**Total liabilities.** Add lines 17 through 25		3,007,782	26	3,559,641
Net Assets or Fund Balances		**Organizations that follow SFAS 117 (ASC 958), check here ▶ ☑ and complete lines 27 through 29, and lines 33 and 34.**				
	27	Unrestricted net assets		13,011,606	27	13,615,619
	28	Temporarily restricted net assets			28	
	29	Permanently restricted net assets			29	
		Organizations that do not follow SFAS 117 (ASC 958), check here ▶ ☐ and complete lines 30 through 34.				
	30	Capital stock or trust principal, or current funds			30	
	31	Paid-in or capital surplus, or land, building or equipment fund			31	
	32	Retained earnings, endowment, accumulated income, or other funds			32	
	33	Total net assets or fund balances		13,011,606	33	13,615,619
	34	Total liabilities and net assets/fund balances		16,019,388	34	17,175,260

Part XI Reconcilliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI . . . . . ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	1,546,165
2	Total expenses (must equal Part IX, column (A), line 25)	2	974,741
3	Revenue less expenses Subtract line 2 from line 1	3	571,424
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	13,011,606
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	32,589
9	Other changes in net assets or fund balances (explain in Schedule O)	9	
10	Net assets or fund balances at end of year Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	13,615,619

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII . . . . . ☐

			Yes	No
1	Accounting method used to prepare the Form 990 ☐ Cash ☑ Accrual ☐ Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?	2a		No
	If 'Yes,' check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
b	Were the organization's financial statements audited by an independent accountant?	2b	Yes	
	If 'Yes,' check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both ☑ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
c	If "Yes," to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?	2c	Yes	
	If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O			
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	3a	Yes	
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits	3b	Yes	

Additional Data

Software ID: 16000371
Software Version:
EIN: 65-0352279
Name: NEIGHBORHOOD RENAISSANCE INC

Form 990 (2016)

Form 990, Part III, Line 4a:

THE ENTITY EXPENDS FUNDS RECEIVED FROM GRANTS AND CONTRIBUTIONS TO INDIVIDUALS & BUSINESSES THAT CONTRIBUTE TO A COMMUNITY DEVELOPMENT OF COMMERCIAL AND RESIDENTIAL PROPERTY

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493094002148

SCHEDULE A
(Form 990 or 990EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.
▶ Attach to Form 990 or Form 990-EZ.
▶ Information about Schedule A (Form 990 or 990-EZ) and its instructions is at *www.irs.gov/form990*.

OMB No 1545-0047

2016

Open to Public Inspection

Name of the organization
NEIGHBORHOOD RENAISSANCE INC

Employer identification number
65-0352279

Part I **Reason for Public Charity Status** (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is (For lines 1 through 12, check only one box)

1 ☐ A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**

2 ☐ A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990 or 990-EZ))

3 ☐ A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**

4 ☐ A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state

5 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170 (b)(1)(A)(iv).** (Complete Part II)

6 ☐ A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**

7 ☑ An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II)

8 ☐ A community trust described in **section 170(b)(1)(A)(vi)** (Complete Part II)

9 ☐ An agricultural research organization described in **170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land grant college of agriculture See instructions Enter the name, city, and state of the college or university

10 ☐ An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions—subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975 See **section 509(a)(2).** (Complete Part III)

11 ☐ An organization organized and operated exclusively to test for public safety See **section 509(a)(4).**

12 ☐ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box in lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g

a ☐ **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization **You must complete Part IV, Sections A and B.**

b ☐ **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s) **You must complete Part IV, Sections A and C.**

c ☐ **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions) **You must complete Part IV, Sections A, D, and E.**

d ☐ **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions) **You must complete Part IV, Sections A and D, and Part V.**

e ☐ Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization

f Enter the number of supported organizations

g Provide the following information about the supported organization(s)

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1- 10 above (see instructions))	(iv) Is the organization listed in your governing document? Yes	No	(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
Total						

Part II **Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)**
(Complete only if you checked the box on line 5, 7, 8, or 9 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a)2012	(b)2013	(c)2014	(d)2015	(e)2016	(f)Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grant ")	5,266,896	689,691	460,659	296,085	550,193	7,263,524
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 **Total.** Add lines 1 through 3	5,266,896	689,691	460,659	296,085	550,193	7,263,524
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 **Public support.** Subtract line 5 from line 4						7,263,524

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a)2012	(b)2013	(c)2014	(d)2015	(e)2016	(f)Total
7 Amounts from line 4	5,266,896	689,691	460,659	296,085	550,193	7,263,524
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	1,635,230	905,011	945,258	977,919	794,797	5,258,215
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income Do not include gain or loss from the sale of capital assets (Explain in Part VI)						
11 **Total support.** Add lines 7 through 10						12,521,739

12 Gross receipts from related activities, etc (see instructions) **12**

13 **First five years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** . . . . . ▶ ☐

Section C. Computation of Public Support Percentage

14 Public support percentage for 2016 (line 6, column (f) divided by line 11, column (f))	**14**	58 010 %
15 Public support percentage for 2015 Schedule A, Part II, line 14	**15**	76 160 %

16a **33 1/3% support test—2016.** If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☑

b **33 1/3% support test—2015.** If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

17a **10%-facts-and-circumstances test—2016.** If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test The organization qualifies as a publicly supported organization ▶ ☐

b **10%-facts-and-circumstances test—2015.** If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test The organization qualifies as a publicly supported organization ▶ ☐

18 **Private foundation.** If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ▶ ☐

Part III **Support Schedule for Organizations Described in Section 509(a)(2)**
(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a)2012	(b)2013	(c)2014	(d)2015	(e)2016	(f)Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants ")						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 **Total.** Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of $5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 **Public support.** (Subtract line 7c from line 6)						0

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a)2012	(b)2013	(c)2014	(d)2015	(e)2016	(f)Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income Do not include gain or loss from the sale of capital assets (Explain in Part VI)						
13 **Total support.** (Add lines 9, 10c, 11, and 12)						

14 **First five years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ▶ ☐

Section C. Computation of Public Support Percentage

15	Public support percentage for 2016 (line 8, column (f) divided by line 13, column (f))	15	0 %
16	Public support percentage from 2015 Schedule A, Part III, line 15	16	

Section D. Computation of Investment Income Percentage

17	Investment income percentage for **2016** (line 10c, column (f) divided by line 13, column (f))	17	0 %
18	Investment income percentage from **2015** Schedule A, Part III, line 17	18	

19a **33 1/3% support tests—2016.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

b **33 1/3% support tests—2015.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

20 **Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ▶ ☐

Part IV Supporting Organizations

(Complete only if you checked a box on line 12 of Part I If you checked 12a of Part I, complete Sections A and B If you checked 12b of Part I, complete Sections A and C If you checked 12c of Part I, complete Sections A, D, and E If you checked 12d of Part I, complete Sections A and D, and complete Part V)

Section A. All Supporting Organizations

			Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? *If "No," describe in **Part VI** how the supported organizations are designated If designated by class or purpose, describe the designation If historic and continuing relationship, explain*	1		
2	Did the organization have any supported organization that does not have an IRS determination of status under section 509 (a)(1) or (2)? *If "Yes," explain in **Part VI** how the organization determined that the supported organization was described in section 509(a)(1) or (2)*	2		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? *If "Yes," answer (b) and (c) below*	3a		
b	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? *If "Yes," describe in **Part VI** when and how the organization made the determination*	3b		
c	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? *If "Yes," explain in **Part VI** what controls the organization put in place to ensure such use*	3c		
4a	Was any supported organization not organized in the United States ("foreign supported organization")? *If "Yes" and if you checked 12a or 12b in Part I, answer (b) and (c) below*	4a		
b	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? *If "Yes," describe in **Part VI** how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations*	4b		
c	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? *If "Yes," explain in **Part VI** what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes*	4c		
5	Did the organization add, substitute, or remove any supported organizations during the tax year? *If "Yes," answer (b) and (c) below (if applicable) Also, provide detail in **Part VI,** including (i) the names and EIN numbers of the supported organizations added, substituted, or removed, (ii) the reasons for each such action, (iii) the authority under the organization's organizing document authorizing such action, and (iv) how the action was accomplished (such as by amendment to the organizing document)*	5a		
b	**Type I or Type II only.** Was any added or substituted supported organization part of a class already designated in the organization's organizing document?	5b		
c	**Substitutions only.** Was the substitution the result of an event beyond the organization's control?	5c		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? *If "Yes," provide detail in **Part VI.***	6		
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? *If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ)*	7		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? *If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ)*	8		
9a	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? *If "Yes," provide detail in **Part VI.***	9a		
b	Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? *If "Yes," provide detail in **Part VI.***	9b		
c	Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? *If "Yes," provide detail in **Part VI.***	9c		
10a	Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? *If "Yes," answer line 10b below*	10a		
	Did the organization have any excess business holdings in the tax year? *(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings)*	10b		

Part IV Supporting Organizations (continued)

			Yes	No
11	Has the organization accepted a gift or contribution from any of the following persons?			
a	A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?	11a		
b	A family member of a person described in (a) above?	11b		
c	A 35% controlled entity of a person described in (a) or (b) above? *If "Yes" to a, b, or c, provide detail in Part VI*	11c		

Section B. Type I Supporting Organizations

			Yes	No
1	Did the directors, trustees, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's directors or trustees at all times during the tax year? *If "No," describe in **Part VI** how the supported organization(s) effectively operated, supervised, or controlled the organization's activities If the organization had more than one supported organization, describe how the powers to appoint and/or remove directors or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year*	1		
2	Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? *If "Yes," explain in **Part VI** how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised or controlled the supporting organization*	2		

Section C. Type II Supporting Organizations

			Yes	No
1	Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? *If "No," describe in **Part VI** how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s)*	1		

Section D. All Type III Supporting Organizations

			Yes	No
1	Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?	1		
2	Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization (s) or (ii) serving on the governing body of a supported organization? *If "No," explain in **Part VI** how the organization maintained a close and continuous working relationship with the supported organization(s)*	2		
3	By reason of the relationship described in (2), did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? *If "Yes," describe in **Part VI** the role the organization's supported organizations played in this regard*	3		

Section E. Type III Functionally-Integrated Supporting Organizations

1 Check the box next to the method that the organization used to satisfy the Integral Part Test during the year **(see instructions)**

a ☐ The organization satisfied the Activities Test Complete **line 2** below

b ☐ The organization is the parent of each of its supported organizations Complete **line 3** below

c ☐ The organization supported a governmental entity Describe in **Part VI** how you supported a government entity (see instructions)

2 Activities Test **Answer (a) and (b) below.**

			Yes	No
a	Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? *If "Yes," then in **Part VI identify those supported organizations and explain** how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities*	2a		
b	Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? *If "Yes," explain in **Part VI** the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement*	2b		

3 Parent of Supported Organizations **Answer (a) and (b) below.**

			Yes	No
a	Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? *Provide details in **Part VI.***	3a		
b	Did the organization exercise a substantial degree of direction over the policies, programs and activities of each of its supported organizations? *If "Yes," describe in **Part VI.** the role played by the organization in this regard*	3b		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

1 ☐ Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov 20, 1970 **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E

Section A - Adjusted Net Income

			(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1		
2	Recoveries of prior-year distributions	2		
3	Other gross income (see instructions)	3		
4	Add lines 1 through 3	4		
5	Depreciation and depletion	5		
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6		
7	Other expenses (see instructions)	7		
8	**Adjusted Net Income** (subtract lines 5, 6 and 7 from line 4)	8		

Section B - Minimum Asset Amount

			(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year)	1		
a	Average monthly value of securities	1a		
b	Average monthly cash balances	1b		
c	Fair market value of other non-exempt-use assets	1c		
d	**Total** (add lines 1a, 1b, and 1c)	1d		
e	**Discount** claimed for blockage or other factors (explain in detail in Part VI)			
2	Acquisition indebtedness applicable to non-exempt use assets	2		
3	Subtract line 2 from line 1d	3		
4	Cash deemed held for exempt use Enter 1-1/2% of line 3 (for greater amount, see instructions)	4		
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5		
6	Multiply line 5 by 035	6		
7	Recoveries of prior-year distributions	7		
8	**Minimum Asset Amount** (add line 7 to line 6)	8		

Section C - Distributable Amount

				Current Year
1	Adjusted net income for prior year (from Section A, line 8, Column A)	1		
2	Enter 85% of line 1	2		
3	Minimum asset amount for prior year (from Section B, line 8, Column A)	3		
4	Enter greater of line 2 or line 3	4		
5	Income tax imposed in prior year	5		
6	**Distributable Amount.** Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	6		

7 ☐ Check here if the current year is the organization's first as a non-functionally-integrated Type III supporting organization (see instructions)

Part V **Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations (continued)**

Section D - Distributions	**Current Year**
1 Amounts paid to supported organizations to accomplish exempt purposes	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	
4 Amounts paid to acquire exempt-use assets	
5 Qualified set-aside amounts (prior IRS approval required)	
6 Other distributions (describe in Part VI) See instructions	
7 **Total annual distributions.** Add lines 1 through 6	
8 Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI) See instructions	
9 Distributable amount for 2016 from Section C, line 6	
10 Line 8 amount divided by Line 9 amount	

Section E - Distribution Allocations (see instructions)	**(i) Excess Distributions**	**(ii) Underdistributions Pre-2016**	**(iii) Distributable Amount for 2016**
1 Distributable amount for 2016 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2016 (reasonable cause required--see instructions)			
3 Excess distributions carryover, if any, to 2016			
a			
b			
From 2013.			
From 2014.			
e From 2015.			
f **Total** of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2016 distributable amount			
i Carryover from 2011 not applied (see instructions)			
j Remainder Subtract lines 3g, 3h, and 3i from 3f			
4 Distributions for 2016 from Section D, line 7 $			
a Applied to underdistributions of prior years			
b Applied to 2016 distributable amount			
c Remainder Subtract lines 4a and 4b from 4			
5 Remaining underdistributions for years prior to 2016, if any Subtract lines 3g and 4a from line 2 (if amount greater than zero, see instructions)			
6 Remaining underdistributions for 2016 Subtract lines 3h and 4b from line 1 (if amount greater than zero, see instructions)			
7 **Excess distributions carryover to 2017.** Add lines 3j and 4c			
8 Breakdown of line 7			
a			
b Excess from 2013.			
c Excess from 2014.			
Excess from 2015.			
e Excess from 2016.			

Part VI **Supplemental Information.**

Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a and 3b; Part V, line 1; Part V, Section B, line 1e; Part V Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions).

Facts And Circumstances Test

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493094002148

SCHEDULE D (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

▶ Complete if the organization answered "Yes," on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
▶ Attach to Form 990.
Information about Schedule D (Form 990) and its instructions is at *www.irs.gov/form990*.

OMB No 1545-0047

2016

Open to Public Inspection

Name of the organization
NEIGHBORHOOD RENAISSANCE INC

Employer identification number
65-0352279

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.
Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

		(a) Donor advised funds	(b) Funds and other accounts
1	Total number at end of year		
2	Aggregate value of contributions to (during year)		
3	Aggregate value of grants from (during year)		
4	Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? ☐ Yes ☐ No

Part II Conservation Easements. Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply)

☐ Preservation of land for public use (e g , recreation or education)
☐ Preservation of an historically important land area
☐ Protection of natural habitat
☐ Preservation of a certified historic structure
☐ Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year

			Held at the End of the Year
a	Total number of conservation easements	2a	
b	Total acreage restricted by conservation easements	2b	
c	Number of conservation easements on a certified historic structure included in (a)	2c	
d	Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register	2d	

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ▶ _____

4 Number of states where property subject to conservation easement is located ▶ _____

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ _____

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ $ _____

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.
Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116 (ASC 958), not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIII, the text of the footnote to its financial statements that describes these items

b If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items

(i) Revenue included on Form 990, Part VIII, line 1 ▶ $ _____

(ii) Assets included in Form 990, Part X ▶ $ _____

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items

a Revenue included on Form 990, Part VIII, line 1 ▶ $ _____

b Assets included in Form 990, Part X ▶ $ _____

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets *(continued)*

3 Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply)

a ☐ Public exhibition

b ☐ Scholarly research

c ☐ Preservation for future generations

d ☐ Loan or exchange programs

e ☐ Other

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII

5 During the year, did the organization solicit or receive donations of art, historical treasures or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☐ No

Part IV Escrow and Custodial Arrangements.
Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII and complete the following table

		Amount
c	Beginning balance	1c
d	Additions during the year	1d
e	Distributions during the year	1e
f	Ending balance	1f

2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII Check here if the explanation has been provided in Part XIII . . . . . ☐

Part V Endowment Funds. Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a)Current year	(b)Prior year	(c)Two years back	(d)Three years back	(e)Four years back
1a Beginning of year balance					
b Contributions . . .					
c Net investment earnings, gains, and losses					
d Grants or scholarships . . .					
e Other expenditures for facilities and programs . . .					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as

a Board designated or quasi-endowment ▶

b Permanent endowment ▶

c Temporarily restricted endowment ▶

The percentages on lines 2a, 2b, and 2c should equal 100%

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by

	Yes	No
(i) unrelated organizations . . . . . 3a(i)		
(ii) related organizations . . . . . 3a(ii)		
b If "Yes" on 3a(ii), are the related organizations listed as required on Schedule R? 3b		

4 Describe in Part XIII the intended uses of the organization's endowment funds

Part VI Land, Buildings, and Equipment.
Complete if the organization answered 'Yes' on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b)Cost or other basis (other)	(c)Accumulated depreciation	(d)Book value
1a Land . . .	720,000			720,000
b Buildings	11,827,235		1,897,799	9,929,436
c Leasehold improvements				
d Equipment . . .	43,931		42,580	1,351
e Other . . .	8,752		8,342	410
Total. Add lines 1a through 1e *(Column (d) must equal Form 990, Part X, column (B), line 10(c))* . . ▶				10,651,197

Part VII **Investments—Other Securities.** Complete if the organization answered 'Yes' on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. *(Column (b) must equal Form 990, Part X, col (B) line 12)* ▶		

Part VIII **Investments—Program Related.** Complete if the organization answered 'Yes' on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. *(Column (b) must equal Form 990, Part X, col (B) line 13)* ▶		

Part IX **Other Assets.** Complete if the organization answered 'Yes' on Form 990, Part IV, line 11d See Form 990, Part X, line 15

(a) Description	(b) Book value
(1) PROPERTY UNDER DEVELOPMENT	2,839,286
(2) DEPOSITS	4,611
(3) REIMBURSEMENTS RECEIVABLE	1,757,452
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. *(Column (b) must equal Form 990, Part X, col (B) line 15)* ▶	4,601,349

Part X **Other Liabilities.** Complete if the organization answered 'Yes' on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
SECURITY DEPOSITS	60,418
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. *(Column (b) must equal Form 990, Part X, col (B) line 25)* ▶	60,418

2. Liability for uncertain tax positions In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC 740) Check here if the text of the footnote has been provided in Part XIII ☐

Part XI **Reconciliation of Revenue per Audited Financial Statements With Revenue per Return**

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements			1	
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12				
a	Net unrealized gains (losses) on investments	2a			
b	Donated services and use of facilities	2b			
c	Recoveries of prior year grants	2c			
d	Other (Describe in Part XIII)	2d			
e	Add lines **2a** through **2d**			2e	
3	Subtract line **2e** from line **1**			3	
4	Amounts included on Form 990, Part VIII, line 12, but not on line **1**				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII)	4b			
c	Add lines **4a** and **4b**			4c	
5	Total revenue Add lines **3** and **4c.** (This must equal Form 990, Part I, line 12)			5	

Part XII **Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.**

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements			1	
2	Amounts included on line 1 but not on Form 990, Part IX, line 25				
a	Donated services and use of facilities	2a			
b	Prior year adjustments	2b			
c	Other losses	2c			
d	Other (Describe in Part XIII)	2d			
e	Add lines **2a** through **2d**			2e	
3	Subtract line **2e** from line **1**			3	
4	Amounts included on Form 990, Part IX, line 25, but not on line **1:**				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII)	4b			
c	Add lines **4a** and **4b**			4c	
5	Total expenses Add lines **3** and **4c.** (This must equal Form 990, Part I, line 18)			5	

Part XIII **Supplemental Information**

Provide the descriptions required for Part II, lines 3, 5, and 9, Part III, lines 1a and 4, Part IV, lines 1b and 2b, Part V, line 4, Part X, line 2, Part XI, lines 2d and 4b, and Part XII, lines 2d and 4b Also complete this part to provide any additional information

Return Reference	Explanation

Part XIII Supplemental Information *(continued)*

Return Reference	Explanation

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493094002148

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.
▶ Attach to Form 990 or 990-EZ.
▶ Information about Schedule O (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.

OMB No 1545-0047

2016

Open to Public Inspection

Name of the organization
NEIGHBORHOOD RENAISSANCE INC

Employer identification number
65-0352279

990 Schedule O, Supplemental Information

Return Reference	Explanation
Pt VI, Line 7a	The organization has members elect the board of directors

990 Schedule O, Supplemental Information

Return Reference	Explanation
Pt VI, Line 11b	The board engages the audit, reviews it, accepts it and then reviews the 990 at the same t ime After review either the President or Treasurer sign the 990

990 Schedule O, Supplemental Information

Return Reference	Explanation
Pt VI, Line 12c	Members are required to sign a conflict of interest statement after being elected

990 Schedule O, Supplemental Information

Return Reference	Explanation
Pt VI, Line 15a	Compensation is determined based on an annual review by the board and executive committee

990 Schedule O, Supplemental Information

Return Reference	Explanation
Pt VI, Line 19	The governing documents, conflict of interest policy and financial statements are available upon request

990 Schedule O, Supplemental Information

Return Reference	Explanation
Pt VI, Line 15b	Overall salaries are budgeted and allocated to various employees

990 Schedule O, Supplemental Information

Return Reference	Explanation
Form 990, Part IX, Line 24e	PROFESSIONAL FEES 26291 23662 2629 0

990 Schedule O, Supplemental Information

Return Reference	Explanation
Form 990, Part IX, Line 24e	TELEPHONE 1364 1228 136 0

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493076002097

Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form as it may be made public
▶ Information about Form 990 and its instructions is at *www IRS gov/form990*

OMB No 1545-0047

2015

Open to Public Inspection

A For the 2015 calendar year, or tax year beginning 10-01-2015 , and ending 09-30-2016

B Check if applicable
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Final return/terminated
- ☐ Amended return
- ☐ Application pending

C Name of organization
NEIGHBORHOOD RENAISSANCE INC

Doing business as

Number and street (or P O box if mail is not delivered to street address) | Room/suite
510-24 STREET

City or town, state or province, country, and ZIP or foreign postal code
WEST PALM BEACH, FL 33407

D Employer identification number
65-0352279

E Telephone number
(561) 832-6776

G Gross receipts $ 1,898,726

F Name and address of principal officer
CARL A FLICK
221 34TH STREET
WEST PALM BEACH, FL 33486

H(a) Is this a group return for subordinates? ☐ Yes ☑ No

H(b) Are all subordinates included? ☐ Yes ☐ No
If "No," attach a list (see instructions)

H(c) Group exemption number ▶

I Tax-exempt status ☑ 501(c)(3) ☐ 501(c) ( ) ◀ (insert no) ☐ 4947(a)(1) or ☐ 527

J Website: ▶ N/A

K Form of organization ☑ Corporation ☐ Trust ☐ Association ☐ Other ▶

L Year of formation 1992

M State of legal domicile FL

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities
COMMUNITY DEVELOPMENT

2 Check this box ▶ ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets

3	Number of voting members of the governing body (Part VI, line 1a)	3	9
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	9
5	Total number of individuals employed in calendar year 2015 (Part V, line 2a)	5	6
6	Total number of volunteers (estimate if necessary)	6	7
7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	0
b	Net unrelated business taxable income from Form 990-T, line 34	7b	

			Prior Year	Current Year
Revenue	8	Contributions and grants (Part VIII, line 1h)	460,659	231,079
	9	Program service revenue (Part VIII, line 2g)	230,747	227,052
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	123,623	128,528
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	73,590	306,235
	12	Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	888,619	892,894
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1–3)		0
	14	Benefits paid to or for members (Part IX, column (A), line 4)		0
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	404,955	403,450
	16a	Professional fundraising fees (Part IX, column (A), line 11e)		0
	b	Total fundraising expenses (Part IX, column (D), line 25) ▶0		
	17	Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	518,931	507,240
	18	Total expenses Add lines 13–17 (must equal Part IX, column (A), line 25)	923,886	910,690
	19	Revenue less expenses Subtract line 18 from line 12	-35,267	-17,796

			Beginning of Current Year	End of Year
Net Assets or Fund Balances	20	Total assets (Part X, line 16)	14,510,104	16,019,388
	21	Total liabilities (Part X, line 26)	1,480,702	3,007,782
	22	Net assets or fund balances Subtract line 21 from line 20	13,029,402	13,011,606

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge

Sign Here

****** 2017-01-25
Signature of officer Date

CARL FLICK PRESIDENT
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
RICHARD L KARPELES	RICHARD L KARPELES	2017-03-17		

Firm's name ▶ FRIEDMAN FELDMESSER AND KARPELES CPA LLC | Firm's EIN ▶

Firm's address ▶ 641 UNIVERSITY BLVD STE 210
JUPITER, FL 33458 | Phone no (561) 622-9990

May the IRS discuss this return with the preparer shown above? (see instructions) ☑ Yes ☐ No

For Paperwork Reduction Act Notice, see the separate instructions.

Cat No 11282Y Form**990**(2015)

Part III **Statement of Program Service Accomplishments**

Check if Schedule O contains a response or note to any line in this Part III . . . . . ☐

1 Briefly describe the organization's mission

COMMUNITY DEVELOPMENT

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? . . . . . ☐ Yes ☑ No

If "Yes," describe these new services on Schedule O

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? . . . . . ☐ Yes ☑ No

If "Yes," describe these changes on Schedule O

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported

4a (Code) (Expenses $ 813,339 including grants of $) (Revenue $ 296,085)

THE ENTITY EXPENDS FUNDS RECEIVED FROM GRANTS AND CONTRIBUTIONS TO INDIVIDUALS & BUSINESSES THAT CONTRIBUTE TO A COMMUNITY DEVELOPMENT OF COMMERCIAL AND RESIDENTIAL PROPERTY

4b (Code) (Expenses $ including grants of $) (Revenue $)

4c (Code) (Expenses $ including grants of $) (Revenue $)

4d Other program services (Describe in Schedule O)

(Expenses $ including grants of $) (Revenue $)

4e **Total program service expenses ▶** 813,339

Part IV Checklist of Required Schedules

			Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? *If "Yes," complete Schedule A*	1	Yes	
	Is the organization required to complete *Schedule B, Schedule of Contributors* (see instructions)?	2		No
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? *If "Yes," complete Schedule C, Part I*	3		No
4	**Section 501(c)(3) organizations.** Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? *If "Yes," complete Schedule C, Part II*	4		No
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? *If "Yes," complete Schedule C, Part III*	5		No
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? *If "Yes," complete Schedule D, Part I*	6		No
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? *If "Yes," complete Schedule D, Part II*	7		No
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If "Yes," complete Schedule D, Part III*	8		No
9	Did the organization report an amount in Part X, line 21 for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? *If "Yes," complete Schedule D, Part IV*	9		No
10	Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? *If "Yes," complete Schedule D, Part V*	10		No
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable			
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? *If "Yes," complete Schedule D, Part VI*	11a	Yes	
b	Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VII*	11b		No
	Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VIII*	11c		No
d	Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part IX*	11d	Yes	
e	Did the organization report an amount for other liabilities in Part X, line 25? *If "Yes," complete Schedule D, Part X*	11e	Yes	
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? *If "Yes," complete Schedule D, Part X*	11f		No
12a	Did the organization obtain separate, independent audited financial statements for the tax year? *If "Yes," complete Schedule D, Parts XI and XII*	12a	Yes	
b	Was the organization included in consolidated, independent audited financial statements for the tax year? *If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional*	12b		No
13	Is the organization a school described in section 170(b)(1)(A)(ii)? *If "Yes," complete Schedule E*	13		No
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		No
b	Did the organization have aggregate revenues or expenses of more than $10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at $100,000 or more? *If "Yes," complete Schedule F, Parts I and IV*	14b		No
15	Did the organization report on Part IX, column (A), line 3, more than $5,000 of grants or other assistance to or for any foreign organization? *If "Yes," complete Schedule F, Parts II and IV*	15		No
16	Did the organization report on Part IX, column (A), line 3, more than $5,000 of aggregate grants or other assistance to or for foreign individuals? *If "Yes," complete Schedule F, Parts III and IV*	16		No
17	Did the organization report a total of more than $15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? *If "Yes," complete Schedule G, Part I* (see instructions)	17		No
18	Did the organization report more than $15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? *If "Yes," complete Schedule G, Part II*	18		No
	Did the organization report more than $15,000 of gross income from gaming activities on Part VIII, line 9a? *If "Yes," complete Schedule G, Part III*	19		No
20a	Did the organization operate one or more hospital facilities? *If "Yes," complete Schedule H*	20a		No
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b		

Part IV Checklist of Required Schedules *(continued)*

	Did the organization report more than $5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? *If "Yes," complete Schedule I, Parts I and II*	21		No
22	Did the organization report more than $5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? *If "Yes," complete Schedule I, Parts I and III*	22		No
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? *If "Yes," complete Schedule J*	23		No
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than $100,000 as of the last day of the year, that was issued after December 31, 2002? *If "Yes," answer lines 24b through 24d and complete Schedule K If "No," go to line 25a*	24a		No
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		
25a	**Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? *If "Yes," complete Schedule L, Part I*	25a		No
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? *If "Yes," complete Schedule L, Part I*	25b		No
26	Did the organization report any amount on Part X, line 5, 6, or 22 for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons? *If "Yes," complete Schedule L, Part II*	26		No
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? *If "Yes," complete Schedule L, Part III*	27		No
	Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions)			
a	A current or former officer, director, trustee, or key employee? *If "Yes," complete Schedule L, Part IV*	28a		No
b	A family member of a current or former officer, director, trustee, or key employee? *If "Yes," complete Schedule L, Part IV*	28b		No
c	An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? *If "Yes," complete Schedule L, Part IV*	28c		No
29	Did the organization receive more than $25,000 in non-cash contributions? *If "Yes," complete Schedule M*	29		No
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? *If "Yes," complete Schedule M*	30		No
31	Did the organization liquidate, terminate, or dissolve and cease operations? *If "Yes," complete Schedule N, Part I*	31		No
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? *If "Yes," complete Schedule N, Part II*	32		No
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301 7701-2 and 301 7701-3? *If "Yes," complete Schedule R, Part I*	33		No
34	Was the organization related to any tax-exempt or taxable entity? *If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1*	34		No
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a		No
b	If 'Yes' to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? *If "Yes," complete Schedule R, Part V, line 2*	35b		No
36	**Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? *If "Yes," complete Schedule R, Part V, line 2*	36		
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? *If "Yes," complete Schedule R, Part VI*	37		No
	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? **Note.** All Form 990 filers are required to complete Schedule O	38	Yes	

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V . . . . . ☐

					Yes	No
1a	Enter the number reported in Box 3 of Form 1096 Enter -0- if not applicable	1a	0			
b	Enter the number of Forms W-2G included in line 1a Enter -0- if not applicable	1b	0			
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?			1c	Yes	
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	2a	6			
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? **Note.** If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)			2b	Yes	
3a	Did the organization have unrelated business gross income of $1,000 or more during the year?			3a		No
b	If "Yes," has it filed a Form 990-T for this year? *If "No" to line 3b, provide an explanation in Schedule O*			3b		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?			4a		No
b	If "Yes," enter the name of the foreign country ▶ _____ See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR)					
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?			5a		No
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?			5b		No
c	If "Yes," to line 5a or 5b, did the organization file Form 8886-T?			5c		
6a	Does the organization have annual gross receipts that are normally greater than $100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?			6a		No
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?			6b		
7	**Organizations that may receive deductible contributions under section 170(c).**					
a	Did the organization receive a payment in excess of $75 made partly as a contribution and partly for goods and services provided to the payor?			7a		No
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?			7b		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?			7c		No
d	If "Yes," indicate the number of Forms 8282 filed during the year	7d				
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?			7e		No
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?			7f		No
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?			7g		
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?			7h		
8	**Sponsoring organizations maintaining donor advised funds.** Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?			8		No
9a	Did the sponsoring organization make any taxable distributions under section 4966?			9a		No
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?			9b		No
10	**Section 501(c)(7) organizations.** Enter					
a	Initiation fees and capital contributions included on Part VIII, line 12	10a				
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b				
11	**Section 501(c)(12) organizations.** Enter					
a	Gross income from members or shareholders	11a				
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them)	11b				
12a	**Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?			12a		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b				
13	**Section 501(c)(29) qualified nonprofit health insurance issuers.**					
a	Is the organization licensed to issue qualified health plans in more than one state? **Note.** See the instructions for additional information the organization must report on Schedule O			13a		
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b				
c	Enter the amount of reserves on hand	13c				
14a	Did the organization receive any payments for indoor tanning services during the tax year?			14a		No
b	If "Yes," has it filed a Form 720 to report these payments? *If "No," provide an explanation in Schedule O*			14b		

Part VI **Governance, Management, and Disclosure**

For each "Yes" response to lines 2 through 7b below, and for a "No" response to lines 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

Check if Schedule O contains a response or note to any line in this Part VI . . . . . ☑

Section A. Governing Body and Management

			Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year	1a 9		
	If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O			
b	Enter the number of voting members included in line 1a, above, who are independent	1b 9		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2		No
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person?	3		No
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4		No
5	Did the organization become aware during the year of a significant diversion of the organization's assets?	5		No
6	Did the organization have members or stockholders?	6		No
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a	Yes	
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	7b		No
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following			
a	The governing body?	8a	Yes	
b	Each committee with authority to act on behalf of the governing body?	8b	Yes	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? *If "Yes," provide the names and addresses in Schedule O*	9		No

Section B. Policies (*This Section B requests information about policies not required by the Internal Revenue Code.*)

			Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	10a		No
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a	Yes	
b	Describe in Schedule O the process, if any, used by the organization to review this Form 990			
12a	Did the organization have a written conflict of interest policy? *If "No," go to line 13*	12a	Yes	
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	Yes	
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? *If "Yes," describe in Schedule O how this was done*	12c	Yes	
13	Did the organization have a written whistleblower policy?	13		No
14	Did the organization have a written document retention and destruction policy?	14	Yes	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			
a	The organization's CEO, Executive Director, or top management official	15a	Yes	
b	Other officers or key employees of the organization	15b	Yes	
	If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions)			
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a	Yes	
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b	Yes	

Section C. Disclosure

17 List the States with which a copy of this Form 990 is required to be filed ▶ FL

18 Section 6104 requires an organization to make its Form 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply

☐ Own website ☐ Another's website ☑ Upon request ☐ Other (explain in Schedule O)

19 Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

20 State the name, address, and telephone number of the person who possesses the organization's books and records ▶ TERRI MURRAY 510-24TH STREET SUITE A WEST PALM BEACH, FL 33407 (561) 832-6776

Part VII **Compensation of Officers, Directors,Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors**

Check if Schedule O contains a response or note to any line in this Part VII . . . . . ☐

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed Report compensation for the calendar year ending with or within the organization's tax year

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation Enter -0- in columns (D), (E), and (F) if no compensation was paid
- List all of the organization's **current** key employees, if any See instructions for definition of "key employee "
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than $100,000 from the organization and any related organizations
- List all of the organization's **former** officers, key employees, or highest compensated employees who received more than $100,000 of reportable compensation from the organization and any related organizations
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than $10,000 of reportable compensation from the organization and any related organizations

List persons in the following order individual trustees or directors, institutional trustees, officers, key employees, highest compensated employees, and former such persons

☑ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
(1) JULIE HYATT VICE PRESIDENT	2 00			X				0	0	0
(2) TIM COPPAGE DIRECTOR	2 00	X						0	0	0
(3) LYNN SOLOMON DIRECTOR	2 00	X						0	0	0
(4) LOVETTA HARMON DIRECTOR	2 00	X						0	0	0
(5) JEAN BAYOL DIRECTOR	2 00	X						0	0	0
(6) CARL A FLICK PRESIDENT	2 00		X					0	0	0
(7) BETTE ANNE STARKEY SECRETARY	2 00		X					0	0	0
(8) JOEY EICHNER TREASURER	2 00		X					0	0	0
(9) ROMIN CURRIER DIRECTOR	2 00	X	X					0	0	0
(10) TERRI MURRAY EXECUTIVE DIRECTOR	40 00				X			93,874	0	0

Part VII **Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees** *(continued)*

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			

1b	**Sub-Total** . . . . . ▶			
c	**Total from continuation sheets to Part VII, Section A** . . . . ▶			
d	**Total (add lines 1b and 1c)** . . . . . ▶	93,874		

2 Total number of individuals (including but not limited to those listed above) who received more than $100,000 of reportable compensation from the organization ▶

			Yes	No
3	Did the organization list any **former** officer, director or trustee, key employee, or highest compensated employee on line 1a? *If "Yes," complete Schedule J for such individual*	3		No
4	For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than $150,000? *If "Yes," complete Schedule J for such individual*	4		No
5	Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? *If "Yes," complete Schedule J for such person*	5		No

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than $100,000 of compensation from the organization Report compensation for the calendar year ending with or within the organization's tax year

(A) Name and business address	(B) Description of services	(C) Compensation

2 Total number of independent contractors (including but not limited to those listed above) who received more than $100,000 of compensation from the organization ▶

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII . . . . . ☐

		(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns . . 1a				
	b Membership dues 1b				
	c Fundraising events 1c				
	d Related organizations . . . 1d				
	e Government grants (contributions) 1e				
	f All other contributions, gifts, grants, and similar amounts not included above 1f 231,079				
	g Noncash contributions included in lines 1a-1f $				
	h **Total.** Add lines 1a-1f . . . . . ▶	231,079			
Program Service Revenue		Business Code			
	2a PROGRAM SERVICE FEES	531390	227,052		
	b				
	c				
	d				
	e				
	f All other program service revenue				
	g **Total.** Add lines 2a–2f . . . . . ▶		227,052		
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts) . . . . . ▶		3,333		
	4 Income from investment of tax-exempt bond proceeds . . ▶				
	5 Royalties . . . . . ▶				
		(i) Real / (ii) Personal			
	6a Gross rents: 974,583				
	b Less rental expenses: 668,348				
	c Rental income or (loss): 306,235				
	d Net rental income or (loss) . . . . . ▶		306,235	306,235	
		(i) Securities / (ii) Other			
	7a Gross amount from sales of assets other than inventory: (ii) 462,679				
	b Less cost or other basis and sales expenses: (ii) 337,484				
	c Gain or (loss): (ii) 125,195				
	d Net gain or (loss) . . . . . ▶		125,195	125,195	
	8a Gross income from fundraising events (not including $ _____ of contributions reported on line 1c) See Part IV, line 18 . . a				
	b Less direct expenses . . . b				
	c Net income or (loss) from fundraising events . . ▶				
	9a Gross income from gaming activities See Part IV, line 19 . . . a				
	b Less direct expenses . . . b				
	c Net income or (loss) from gaming activities . . . ▶				
	10a Gross sales of inventory, less returns and allowances . a				
	b Less cost of goods sold . . b				
	c Net income or (loss) from sales of inventory . . ▶				
	Miscellaneous Revenue	Business Code			
	11a				
	b				
	c				
	d All other revenue				
	e **Total.** Add lines 11a–11d . . . . . ▶				
	12 **Total revenue.** See Instructions . . . . . ▶	892,894	661,815		

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns All other organizations must complete column (A)

Check if Schedule O contains a response or note to any line in this Part IX . . . . . .

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments See Part IV, line 21				
2 Grants and other assistance to domestic individuals See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	93,874	84,487	9,387	0
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	283,198	254,878	28,320	0
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits				
10 Payroll taxes	26,378	23,740	2,638	0
11 Fees for services (non-employees)				
a Management				
b Legal				
c Accounting				
d Lobbying				
e Professional fundraising services See Part IV, line 17				
f Investment management fees				
g Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O)				
12 Advertising and promotion				
13 Office expenses				
14 Information technology				
15 Royalties				
16 Occupancy	43,808	39,427	4,381	0
17 Travel	4,881	4,393	488	0
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest	9,826	8,843	983	0
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	392,060	352,854	39,206	0
23 Insurance	15,754	14,179	1,575	0
24 Other expenses Itemize expenses not covered above (List miscellaneous expenses in line 24e If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O)				
a ADVERTISING & MARKETING	607	546	61	0
b LICENSES & FEES	2,110	1,899	211	0
c EQUIPMENT RENTAL	1,401	1,261	140	0
d OFFICE EXPENSES	26,232	17,327	8,905	0
e All other expenses	10,561	9,505	1,056	0
25 **Total functional expenses.** Add lines 1 through 24e	910,690	813,339	97,351	0
26 **Joint costs.** Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation Check here ▶ ☐ if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X . . . . . ☐

				(A) Beginning of year		(B) End of year
Assets	1	Cash–non-interest-bearing		1,128,309	1	1,208,756
	2	Savings and temporary cash investments			2	
	3	Pledges and grants receivable, net		106,099	3	
	4	Accounts receivable, net		2,895	4	5,844
	5	Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees Complete Part II of Schedule L			5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions) Complete Part II of Schedule L			6	
	7	Notes and loans receivable, net			7	
	8	Inventories for sale or use			8	
	9	Prepaid expenses and deferred charges		147,245	9	130,399
	10a	Land, buildings, and equipment cost or other basis Complete Part VI of Schedule D	10a 14,021,059			
	b	Less accumulated depreciation	10b 1,687,355	12,923,074	10c	12,333,704
	11	Investments—publicly traded securities			11	
	12	Investments—other securities See Part IV, line 11			12	
	13	Investments—program-related See Part IV, line 11			13	
	14	Intangible assets			14	
	15	Other assets See Part IV, line 11		202,482	15	2,340,685
	16	**Total assets.** Add lines 1 through 15 (must equal line 34)		14,510,104	16	16,019,388
Liabilities	17	Accounts payable and accrued expenses		94,442	17	84,150
	18	Grants payable			18	
	19	Deferred revenue			19	
	20	Tax-exempt bond liabilities			20	
	21	Escrow or custodial account liability Complete Part IV of Schedule D			21	
	22	Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons Complete Part II of Schedule L			22	
	23	Secured mortgages and notes payable to unrelated third parties			23	
	24	Unsecured notes and loans payable to unrelated third parties		1,279,524	24	2,841,666
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24) Complete Part X of Schedule D		106,736	25	81,966
	26	**Total liabilities.** Add lines 17 through 25		1,480,702	26	3,007,782
Net Assets or Fund Balances		**Organizations that follow SFAS 117 (ASC 958), check here ▶ ☑ and complete lines 27 through 29, and lines 33 and 34.**				
	27	Unrestricted net assets		13,029,402	27	13,011,606
	28	Temporarily restricted net assets			28	
	29	Permanently restricted net assets			29	
		Organizations that do not follow SFAS 117 (ASC 958), check here ▶ ☐ and complete lines 30 through 34.				
	30	Capital stock or trust principal, or current funds			30	
	31	Paid-in or capital surplus, or land, building or equipment fund			31	
	32	Retained earnings, endowment, accumulated income, or other funds			32	
	33	Total net assets or fund balances		13,029,402	33	13,011,606
	34	Total liabilities and net assets/fund balances		14,510,104	34	16,019,388

Part XI Reconcilliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI . . . . . ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	892,894
2	Total expenses (must equal Part IX, column (A), line 25)	2	910,690
3	Revenue less expenses Subtract line 2 from line 1	3	-17,796
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	13,029,402
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	
10	Net assets or fund balances at end of year Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	13,011,606

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII . . . . . ☐

			Yes	No
1	Accounting method used to prepare the Form 990 ☐ Cash ☑ Accrual ☐ Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?	2a		No
	If 'Yes,' check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
b	Were the organization's financial statements audited by an independent accountant?	2b	Yes	
	If 'Yes,' check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both ☑ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
c	If "Yes," to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?	2c	Yes	
	If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O			
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	3a	Yes	
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits	3b	Yes	

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493076002097

SCHEDULE A (Form 990 or 990EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.
▶ Attach to Form 990 or Form 990-EZ.
▶ Information about Schedule A (Form 990 or 990-EZ) and its instructions is at *www.irs.gov/form990*.

OMB No 1545-0047

2015

Open to Public Inspection

Name of the organization
NEIGHBORHOOD RENAISSANCE INC

Employer identification number
65-0352279

Part I **Reason for Public Charity Status** (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is (For lines 1 through 11, check only one box)

1 ☐ A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**

2 ☐ A school described in **section 170(b)(1)(A)(ii).**(Attach Schedule E (Form 990 or 990-EZ))

3 ☐ A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**

4 ☐ A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state _____

5 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II)

6 ☐ A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**

7 ☑ An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II)

8 ☐ A community trust described in **section 170(b)(1)(A)(vi)** (Complete Part II)

9 ☐ An organization that normally receives (1) more than 331/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions—subject to certain exceptions, and (2) no more than 331/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975 See**section 509(a)(2).** (Complete Part III)

10 ☐ An organization organized and operated exclusively to test for public safety See **section 509(a)(4).**

☐ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2) See **section 509(a)(3).** Check the box in lines 11a through 11d that describes the type of supporting organization and complete lines 11e, 11f, and 11g

a ☐ **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization **You must complete Part IV, Sections A and B.**

b ☐ **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s) **You must complete Part IV, Sections A and C.**

c ☐ **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions) **You must complete Part IV, Sections A, D, and E.**

d ☐ **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions) **You must complete Part IV, Sections A and D, and Part V.**

e ☐ Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization

f Enter the number of supported organizations . . . . . _____

g Provide the following information about the supported organization(s)

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1- 9 above (see instructions))	(iv) Is the organization listed in your governing document? Yes	(iv) No	(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
Total						

For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990EZ.

Cat No 11285F

Schedule A (Form 990 or 990-EZ) 2015

Part II **Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)**
(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a)2011	(b)2012	(c)2013	(d)2014	(e)2015	(f)Total
1 Gifts, grants, contributions, and membership fees received (Do not include any unusual grants)	8,090,153	5,266,896	689,691	460,659	296,085	14,803,484
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 **Total.** Add lines 1 through 3	8,090,153	5,266,896	689,691	460,659	296,085	14,803,484
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 **Public support.** Subtract line 5 from line 4						14,803,484

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a)2011	(b)2012	(c)2013	(d)2014	(e)2015	(f)Total
7 Amounts from line 4	8,090,153	5,266,896	689,691	460,659	296,085	14,803,484
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	169,625	1,635,230	905,011	945,258	977,919	4,633,043
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income Do not include gain or loss from the sale of capital assets (Explain in Part VI)						
11 **Total support.** Add lines 7 through 10						19,436,527

12 Gross receipts from related activities, etc (see instructions) | 12 |

13 **First five years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** . . . . . ▶ ☐

Section C. Computation of Public Support Percentage

14 Public support percentage for 2015 (line 6, column (f) divided by line 11, column (f))	14	76 160 %
15 Public support percentage for 2014 Schedule A, Part II, line 14	15	81 410 %

16a **33 1/3% support test—2015.** If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☑

b **33 1/3% support test—2014.** If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

17a **10%-facts-and-circumstances test—2015.** If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test The organization qualifies as a publicly supported organization ▶ ☐

b **10%-facts-and-circumstances test—2014.** If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test The organization qualifies as a publicly supported organization ▶ ☐

18 **Private foundation.** If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ▶ ☐

Part III **Support Schedule for Organizations Described in Section 509(a)(2)**
(Complete only if you checked the box on line 9 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a)2011	(b)2012	(c)2013	(d)2014	(e)2015	(f)Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants ")						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 **Total.** Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of $5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 **Public support.** (Subtract line 7c from line 6)						0

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a)2011	(b)2012	(c)2013	(d)2014	(e)2015	(f)Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income Do not include gain or loss from the sale of capital assets (Explain in Part VI)						
13 **Total support.** (Add lines 9, 10c, 11, and 12)						

14 **First five years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ▶ ☐

Section C. Computation of Public Support Percentage

15	Public support percentage for 2015 (line 8, column (f) divided by line 13, column (f))	15	0 %
16	Public support percentage from 2014 Schedule A, Part III, line 15	16	

Section D. Computation of Investment Income Percentage

17	Investment income percentage for **2015** (line 10c, column (f) divided by line 13, column (f))	17	0 %
18	Investment income percentage from **2014** Schedule A, Part III, line 17	18	

19a **33 1/3% support tests—2015.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

b **33 1/3% support tests—2014.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

20 **Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ▶ ☐

Part IV Supporting Organizations

(Complete only if you checked a box on line 11 of Part I If you checked 11a of Part I, complete Sections A and B If you checked 11b of Part I, complete Sections A and C If you checked 11c of Part I, complete Sections A, D, and E If you checked 11d of Part I, complete Sections A and D, and complete Part V)

Section A. All Supporting Organizations

			Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? *If "No," describe in **Part VI** how the supported organizations are designated If designated by class or purpose, describe the designation If historic and continuing relationship, explain*	1		
2	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? *If "Yes," explain in **Part VI** how the organization determined that the supported organization was described in section 509(a)(1) or (2)*	2		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? *If "Yes," answer (b) and (c) below*	3a		
b	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? *If "Yes," describe in **Part VI** when and how the organization made the determination*	3b		
c	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? *If "Yes," explain in **Part VI** what controls the organization put in place to ensure such use*	3c		
4a	Was any supported organization not organized in the United States ("foreign supported organization")? *If "Yes" and if you checked 11a or 11b in Part I, answer (b) and (c) below*	4a		
b	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? *If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations*	4b		
c	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? *If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes*	4c		
5a	Did the organization add, substitute, or remove any supported organizations during the tax year? *If "Yes," answer (b) and (c) below (if applicable) Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed, (ii) the reasons for each such action, (iii) the authority under the organization's organizing document authorizing such action, and (iv) how the action was accomplished (such as by amendment to the organizing document)*	5a		
b	**Type I or Type II only.** Was any added or substituted supported organization part of a class already designated in the organization's organizing document?	5b		
c	**Substitutions only.** Was the substitution the result of an event beyond the organization's control?	5c		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (a) its supported organizations, (b) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (c) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? *If "Yes," provide detail in **Part VI.***	6		
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in IRC 4958(c)(3)(C)), a family member of a substantial contributor, or a 35-percent controlled entity with regard to a substantial contributor? *If "Yes," complete Part I of Schedule L (Form 990)*	7		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? *If "Yes," complete Part II of Schedule L (Form 990)*	8		
9a	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509 (a)(1) or (2))? *If "Yes," provide detail in **Part VI.***	9a		
b	Did one or more disqualified persons (as defined in line 9(a)) hold a controlling interest in any entity in which the supporting organization had an interest? *If "Yes," provide detail in **Part VI.***	9b		
c	Did a disqualified person (as defined in line 9(a)) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? *If "Yes," provide detail in **Part VI.***	9c		
10a	Was the organization subject to the excess business holdings rules of IRC 4943 because of IRC 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? *If "Yes," answer b below*	10a		
b	Did the organization have any excess business holdings in the tax year? *(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings)*	10b		
11	Has the organization accepted a gift or contribution from any of the following persons?			
a	A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?	11a		
b	A family member of a person described in (a) above?	11b		
c	A 35% controlled entity of a person described in (a) or (b) above? *If "Yes" to a, b, or c, provide detail in Part VI*	11c		

Part IV Supporting Organizations (continued)

Section B. Type I Supporting Organizations

		Yes	No
1 Did the directors, trustees, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's directors or trustees at all times during the tax year? *If "No," describe in **Part VI** how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove directors or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year*	1		
2 Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? *If "Yes," explain in **Part VI** how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised or controlled the supporting organization*	2		

Section C. Type II Supporting Organizations

		Yes	No
1 Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? *If "No," describe in **Part VI** how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s)*	1		

Section D. All Type III Supporting Organizations

		Yes	No
1 Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (1) a written notice describing the type and amount of support provided during the prior tax year, (2) a copy of the Form 990 that was most recently filed as of the date of notification, and (3) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?	1		
2 Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? *If "No," explain in **Part VI** how the organization maintained a close and continuous working relationship with the supported organization(s)*	2		
3 By reason of the relationship described in (2), did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? *If "Yes," describe in **Part VI** the role the organization's supported organizations played in this regard*	3		

Section E. Type III Functionally-Integrated Supporting Organizations

1 Check the box next to the method that the organization used to satisfy the Integral Part Test during the year **(see instructions)**

a ☐ The organization satisfied the Activities Test. Complete **line 2** below.

b ☐ The organization is the parent of each of its supported organizations. Complete **line 3** below.

c ☐ The organization supported a governmental entity. Describe in Part VI how you supported a government entity (see instructions).

2 Activities Test **Answer (a) and (b) below.**

		Yes	No
a Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? *If "Yes," then in **Part VI identify those supported organizations and explain** how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities*	2a		
b Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? *If "Yes," explain in **Part VI** the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement*	2b		

3 Parent of Supported Organizations **Answer (a) and (b) below.**

a Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? *Provide details in Part VI*	3a		
b Did the organization exercise a substantial degree of direction over the policies, programs and activities of each of its supported organizations? *If "Yes," describe in Part VI the role played by the organization in this regard*	3b		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

1 Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov 20, 1970 **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E ☐

Section A - Adjusted Net Income

			(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1		
2	Recoveries of prior-year distributions	2		
3	Other gross income (see instructions)	3		
4	Add lines 1 through 3	4		
5	Depreciation and depletion	5		
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6		
7	Other expenses (see instructions)	7		
8	**Adjusted Net Income** (subtract lines 5, 6 and 7 from line 4)	8		

Section B - Minimum Asset Amount

			(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year)	1		
a	Average monthly value of securities	1a		
b	Average monthly cash balances	1b		
	Fair market value of other non-exempt-use assets	1c		
d	**Total** (add lines 1a, 1b, and 1c)	1d		
e	**Discount** claimed for blockage or other factors (explain in detail in Part VI) _____			
2	Acquisition indebtedness applicable to non-exempt use assets	2		
3	Subtract line 2 from line 1d	3		
4	Cash deemed held for exempt use Enter 1-1/2% of line 3 (for greater amount, see instructions)	4		
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5		
6	Multiply line 5 by 035	6		
7	Recoveries of prior-year distributions	7		
8	**Minimum Asset Amount** (add line 7 to line 6)	8		

Section C - Distributable Amount

				Current Year
1	Adjusted net income for prior year (from Section A, line 8, Column A)	1		
2	Enter 85% of line 1	2		
3	Minimum asset amount for prior year (from Section B, line 8, Column A)	3		
4	Enter greater of line 2 or line 3	4		
5	Income tax imposed in prior year	5		
6	**Distributable Amount.** Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	6		

7 Check here if the current year is the organization's first as a non-functionally-integrated Type III supporting organization (see instructions) ☐

Part V **Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations (continued)**

Section D - Distributions	**Current Year**
1 Amounts paid to supported organizations to accomplish exempt purposes	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	
4 Amounts paid to acquire exempt-use assets	
5 Qualified set-aside amounts (prior IRS approval required)	
6 Other distributions (describe in Part VI) See instructions	
7 **Total annual distributions.** Add lines 1 through 6	
8 Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI) See instructions	
9 Distributable amount for 2015 from Section C, line 6	
10 Line 8 amount divided by Line 9 amount	

Section E - Distribution Allocations (see instructions)	**(i) Excess Distributions**	**(ii) Underdistributions Pre-2015**	**(iii) Distributable Amount for 2015**
1 Distributable amount for 2015 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2015 (reasonable cause required--see instructions)			
3 Excess distributions carryover, if any, to 2015			
a			
b			
c			
d From 2013.			
e From 2014.			
f **Total** of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2015 distributable amount			
i Carryover from 2010 not applied (see instructions)			
j Remainder Subtract lines 3g, 3h, and 3i from 3f			
4 Distributions for 2015 from Section D, line 7 $			
a Applied to underdistributions of prior years			
b Applied to 2015 distributable amount			
c Remainder Subtract lines 4a and 4b from 4			
5 Remaining underdistributions for years prior to 2015, if any Subtract lines 3g and 4a from line 2 (if amount greater than zero, see instructions)			
6 Remaining underdistributions for 2015 Subtract lines 3h and 4b from line 1 (if amount greater than zero, see instructions)			
7 **Excess distributions carryover to 2016.** Add lines 3j and 4c			
8 Breakdown of line 7			
a			
b			
c Excess from 2013.			
d From 2014.			
e From 2015.			

Part VI **Supplemental Information.**

Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a and 3b; Part V, line 1; Part V, Section B, line 1e; Part V Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions).

Facts And Circumstances Test

Return Reference	Explanation

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493076002097

SCHEDULE D (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

▶ Complete if the organization answered "Yes," on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
▶ Attach to Form 990.
Information about Schedule D (Form 990) and its instructions is at *www.irs.gov/form990*.

OMB No 1545-0047

2015

Open to Public Inspection

Name of the organization
NEIGHBORHOOD RENAISSANCE INC

Employer identification number
65-0352279

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.
Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

		(a) Donor advised funds	(b) Funds and other accounts
1	Total number at end of year		
2	Aggregate value of contributions to (during year)		
3	Aggregate value of grants from (during year)		
4	Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? ☐ Yes ☐ No

Part II Conservation Easements. Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply)

☐ Preservation of land for public use (e g , recreation or education)
☐ Preservation of an historically important land area
☐ Protection of natural habitat
☐ Preservation of a certified historic structure
☐ Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year

		Held at the End of the Year
a	Total number of conservation easements	2a
b	Total acreage restricted by conservation easements	2b
c	Number of conservation easements on a certified historic structure included in (a)	2c
d	Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register	2d

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ▶_____

4 Number of states where property subject to conservation easement is located ▶_____

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year
▶_____

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year
▶ $ _____

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.
Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116 (ASC 958), not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIII, the text of the footnote to its financial statements that describes these items

b If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items

(i) Revenue included on Form 990, Part VIII, line 1 ▶ $ _____

(ii) Assets included in Form 990, Part X ▶ $ _____

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items

a Revenue included on Form 990, Part VIII, line 1 ▶ $ _____

b Assets included in Form 990, Part X ▶ $ _____

Part III **Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets** *(continued)*

3 Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply)

a ☐ Public exhibition

b ☐ Scholarly research

c ☐ Preservation for future generations

d ☐ Loan or exchange programs

e ☐ Other

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII

5 During the year, did the organization solicit or receive donations of art, historical treasures or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☐ No

Part IV **Escrow and Custodial Arrangements.** Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII and complete the following table

		Amount
c Beginning balance	1c	
d Additions during the year	1d	
e Distributions during the year	1e	
f Ending balance	1f	

2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII Check here if the explanation has been provided in Part XIII . . . . . ☐

Part V **Endowment Funds.** Complete if the organization answered "Yes" to Form 990, Part IV, line 10.

	(a)Current year	(b)Prior year	b (c)Two years back	(d)Three years back	(e)Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as

a Board designated or quasi-endowment ▶

b Permanent endowment ▶

c Temporarily restricted endowment ▶

The percentages on lines 2a, 2b, and 2c should equal 100%

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by

		Yes	No
(i) unrelated organizations	3a(i)		
(ii) related organizations	3a(ii)		
b If "Yes" on 3a(ii), are the related organizations listed as required on Schedule R?	3b		

4 Describe in Part XIII the intended uses of the organization's endowment funds

Part VI **Land, Buildings, and Equipment.** Complete if the organization answered 'Yes' to Form 990, Part IV, line 11a.See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land	736,863			736,863
b Buildings	13,231,063		1,638,019	11,593,044
c Leasehold improvements				
d Equipment	44,381		40,994	3,387
e Other	8,752		8,342	410
Total. Add lines 1a through 1e *(Column (d) must equal Form 990, Part X, column (B), line 10(c))* . . . . . ▶				12,333,704

Part VII **Investments—Other Securities.** Complete if the organization answered 'Yes' on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
(3) Other		
Total. *(Column (b) must equal Form 990, Part X, col (B) line 12)* ▶		

Part VIII **Investments—Program Related.**
Complete if the organization answered 'Yes' on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation Cost or end-of-year market value
Total. *(Column (b) must equal Form 990, Part X, col (B) line 13)* ▶		

Part IX **Other Assets.** Complete if the organization answered 'Yes' on Form 990, Part IV, line 11d See Form 990, Part X, line 15

(a) Description	(b) Book value
(1) PROPERTY UNDER DEVELOPMENT	2,332,512
(2) DEPOSITS	8,173
Total. *(Column (b) must equal Form 990, Part X, col (B) line 15)* ▶	2,340,685

Part X **Other Liabilities.** Complete if the organization answered 'Yes' on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
Federal income taxes	
SECURITY DEPOSITS	81,966
DEFERRED GRANT REVENUE	
Total. *(Column (b) must equal Form 990, Part X, col (B) line 25)* ▶	81,966

2. Liability for uncertain tax positions In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC 740) Check here if the text of the footnote has been provided in Part XIII ☐

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements			1	
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12				
a	Net unrealized gains (losses) on investments	2a			
b	Donated services and use of facilities	2b			
c	Recoveries of prior year grants	2c			
d	Other (Describe in Part XIII)	2d			
e	Add lines **2a** through **2d**			2e	
3	Subtract line **2e** from line **1**			3	
4	Amounts included on Form 990, Part VIII, line 12, but not on line **1**				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII)	4b			
c	Add lines **4a** and **4b**			4c	
5	Total revenue Add lines **3** and **4c.**(This must equal Form 990, Part I, line 12)			5	

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements			1	
2	Amounts included on line 1 but not on Form 990, Part IX, line 25				
a	Donated services and use of facilities	2a			
b	Prior year adjustments	2b			
c	Other losses	2c			
d	Other (Describe in Part XIII)	2d			
e	Add lines **2a** through **2d**			2e	
3	Subtract line **2e** from line **1**			3	
4	Amounts included on Form 990, Part IX, line 25, but not on line **1:**				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII)	4b			
c	Add lines **4a** and **4b**			4c	
5	Total expenses Add lines **3** and **4c.** (This must equal Form 990, Part I, line 18)			5	

Part XIII Supplemental Information

Provide the descriptions required for Part II, lines 3, 5, and 9, Part III, lines 1a and 4, Part IV, lines 1b and 2b, Part V, line 4, Part X, line 2, Part XI, lines 2d and 4b, and Part XII, lines 2d and 4b Also complete this part to provide any additional information

Return Reference	Explanation

Part XIII Supplemental Information *(continued)*

Return Reference	Explanation

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493076002097

SCHEDULE O (Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.
▶ Attach to Form 990 or 990-EZ.
▶ Information about Schedule O (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.

OMB No 1545-0047

2015

Open to Public Inspection

Name of the organization
NEIGHBORHOOD RENAISSANCE INC

Employer identification number
65-0352279

990 Schedule O, Supplemental Information

Return Reference	Explanation
Pt VI, Line 7a	The organization has members elect the board of directors
Pt VI, Line 11b	The board engages the audit, reviews it, accepts it and then reviews the 990 at the same time After review either the President or Treasurer sign the 990

990 Schedule O, Supplemental Information

Return Reference	Explanation
Pt VI, Line 12c	Members are required to sign a conflict of interest statement after being elected
Pt VI, Line 15a	Compensation is determined based on an annual review by the board and executive committee

990 Schedule O, Supplemental Information

Return Reference	Explanation
Pt VI, Line 19	The governing documents, conflict of interest policy and financial statements are available upon request
Pt VI, Line 15b	Overall salaries are budgeted and allocated to various employees

990 Schedule O, Supplemental Information

Return Reference	Explanation
Form 990, Part IX, Line 24e	PROFESSIONAL FEES 9128 8215 913 0
Form 990, Part IX, Line 24e	TELEPHONE 1433 1290 143 0

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493095001166

Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form as it may be made public
▶ Information about Form 990 and its instructions is at *www.IRS.gov/form990*

OMB No 1545-0047

2014

Open to Public Inspection

A For the 2014 calendar year, or tax year beginning 10-01-2014 , and ending 09-30-2015

B Check if applicable
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Final return/terminated
- ☐ Amended return
- ☐ Application pending

C Name of organization
NEIGHBORHOOD RENAISSANCE INC

Doing business as

Number and street (or P O box if mail is not delivered to street address) | Room/suite
510-24 STREET

City or town, state or province, country, and ZIP or foreign postal code
WEST PALM BEACH, FL 33407

D Employer identification number
65-0352279

E Telephone number
(561) 832-6776

G Gross receipts $ 1,757,122

F Name and address of principal officer
CARL A FLICK
221 34TH STREET
WEST PALM BEACH, FL 33486

H(a) Is this a group return for subordinates? ☐ Yes ☑ No

H(b) Are all subordinates included? ☐ Yes ☐ No
If "No," attach a list (see instructions)

H(c) Group exemption number ▶

I Tax-exempt status ☑ 501(c)(3) ☐ 501(c) ( ) ◀ (insert no) ☐ 4947(a)(1) or ☐ 527

J Website: ▶ N/A

K Form of organization ☑ Corporation ☐ Trust ☐ Association ☐ Other ▶

L Year of formation 1992

M State of legal domicile FL

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities
COMMUNITY DEVELOPMENT

2 Check this box ▶☐ if the organization discontinued its operations or disposed of more than 25% of its net assets

3	Number of voting members of the governing body (Part VI, line 1a)	3	10
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	10
5	Total number of individuals employed in calendar year 2014 (Part V, line 2a)	5	6
6	Total number of volunteers (estimate if necessary)	6	7
7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	0
b	Net unrelated business taxable income from Form 990-T, line 34	7b	

			Prior Year	Current Year
Revenue	8	Contributions and grants (Part VIII, line 1h)	589,691	460,659
	9	Program service revenue (Part VIII, line 2g)	255,103	230,747
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	467	123,623
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	403,156	73,590
	12	Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	1,248,417	888,619
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1–3)		0
	14	Benefits paid to or for members (Part IX, column (A), line 4)		0
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	404,893	404,955
	16a	Professional fundraising fees (Part IX, column (A), line 11e)		0
	b	Total fundraising expenses (Part IX, column (D), line 25) ▶0		
	17	Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	635,935	518,931
	18	Total expenses Add lines 13–17 (must equal Part IX, column (A), line 25)	1,040,828	923,886
	19	Revenue less expenses Subtract line 18 from line 12	207,589	-35,267

			Beginning of Current Year	End of Year
Net Assets or Fund Balances	20	Total assets (Part X, line 16)	15,174,780	14,510,104
	21	Total liabilities (Part X, line 26)	2,044,931	1,480,702
	22	Net assets or fund balances Subtract line 21 from line 20	13,129,849	13,029,402

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge

Sign Here

****** | 2016-02-02
Signature of officer | Date

CARL FLICK PRESIDENT
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
RICHARD L KARPELES	RICHARD L KARPELES	2016-04-04		

Firm's name ▶ FRIEDMAN FELDMESSER & KARPELES CPA LLC | Firm's EIN ▶

Firm's address ▶ 641 UNIVERSITY BLVD STE 210
JUPITER, FL 33458 | Phone no (561) 622-9990

May the IRS discuss this return with the preparer shown above? (see instructions) ☑ Yes ☐ No

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III . . . . . ☐

1 Briefly describe the organization's mission

COMMUNITY DEVELOPMENT

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? . . . . . ☐ Yes ☑ No

If "Yes," describe these new services on Schedule O

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? . . . . . ☐ Yes ☑ No

If "Yes," describe these changes on Schedule O

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported

4a (Code) (Expenses $ 815,749 including grants of $) (Revenue $ 460,659)

THE ENTITY EXPENDS FUNDS RECEIVED FROM GRANTS AND CONTRIBUTIONS TO INDIVIDUALS & BUSINESSES THAT CONTRIBUTE TO A COMMUNITY DEVELOPMENT OF COMMERCIAL AND RESIDENTIAL PROPERTY

4b (Code) (Expenses $ including grants of $) (Revenue $)

4c (Code) (Expenses $ including grants of $) (Revenue $)

4d Other program services (Describe in Schedule O)

(Expenses $ including grants of $) (Revenue $)

4e **Total program service expenses** ▶ 815,749

Part IV Checklist of Required Schedules

			Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? *If "Yes," complete Schedule A*	1	Yes	
2	Is the organization required to complete *Schedule B, Schedule of Contributors* (see instructions)?	2		No
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? *If "Yes," complete Schedule C, Part I*	3		No
4	**Section 501(c)(3) organizations.** Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? *If "Yes," complete Schedule C, Part II*	4		No
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? *If "Yes," complete Schedule C, Part III*	5		No
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? *If "Yes," complete Schedule D, Part I*	6		No
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? *If "Yes," complete Schedule D, Part II*	7		No
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If "Yes," complete Schedule D, Part III*	8		No
9	Did the organization report an amount in Part X, line 21 for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? *If "Yes," complete Schedule D, Part IV*	9		No
10	Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? *If "Yes," complete Schedule D, Part V*	10		No
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable			
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? *If "Yes," complete Schedule D, Part VI.*	11a	Yes	
b	Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VII*	11b		No
c	Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VIII*	11c		No
d	Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part IX*	11d	Yes	
e	Did the organization report an amount for other liabilities in Part X, line 25? *If "Yes," complete Schedule D, Part X*	11e	Yes	
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? *If "Yes," complete Schedule D, Part X*	11f		No
12a	Did the organization obtain separate, independent audited financial statements for the tax year? *If "Yes," complete Schedule D, Parts XI and XII*	12a	Yes	
b	Was the organization included in consolidated, independent audited financial statements for the tax year? *If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional*	12b		No
13	Is the organization a school described in section 170(b)(1)(A)(ii)? *If "Yes," complete Schedule E*	13		No
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		No
b	Did the organization have aggregate revenues or expenses of more than $10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at $100,000 or more? *If "Yes," complete Schedule F, Parts I and IV*	14b		No
15	Did the organization report on Part IX, column (A), line 3, more than $5,000 of grants or other assistance to or for any foreign organization? *If "Yes," complete Schedule F, Parts II and IV*	15		No
16	Did the organization report on Part IX, column (A), line 3, more than $5,000 of aggregate grants or other assistance to or for foreign individuals? *If "Yes," complete Schedule F, Parts III and IV*	16		No
17	Did the organization report a total of more than $15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? *If "Yes," complete Schedule G, Part I* (see instructions)	17		No
18	Did the organization report more than $15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? *If "Yes," complete Schedule G, Part II*	18		No
19	Did the organization report more than $15,000 of gross income from gaming activities on Part VIII, line 9a? *If "Yes," complete Schedule G, Part III*	19		No
20a	Did the organization operate one or more hospital facilities? *If "Yes," complete Schedule H*	20a		No
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b		

Part IV Checklist of Required Schedules *(continued)*

21	Did the organization report more than $5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? *If "Yes," complete Schedule I, Parts I and II*	21		No
22	Did the organization report more than $5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? *If "Yes," complete Schedule I, Parts I and III*	22		No
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? *If "Yes," complete Schedule J*	23		No
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than $100,000 as of the last day of the year, that was issued after December 31, 2002? *If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a*	24a		No
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		
25a	**Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? *If "Yes," complete Schedule L, Part I*	25a		No
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? *If "Yes," complete Schedule L, Part I*	25b		No
26	Did the organization report any amount on Part X, line 5, 6, or 22 for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons? *If "Yes," complete Schedule L, Part II*	26		No
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? *If "Yes," complete Schedule L, Part III*	27		No
	Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions)			
a	A current or former officer, director, trustee, or key employee? *If "Yes," complete Schedule L, Part IV*	28a		No
b	A family member of a current or former officer, director, trustee, or key employee? *If "Yes," complete Schedule L, Part IV*	28b		No
c	An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? *If "Yes," complete Schedule L, Part IV*	28c		No
29	Did the organization receive more than $25,000 in non-cash contributions? *If "Yes," complete Schedule M*	29		No
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? *If "Yes," complete Schedule M*	30		No
31	Did the organization liquidate, terminate, or dissolve and cease operations? *If "Yes," complete Schedule N, Part I*	31		No
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? *If "Yes," complete Schedule N, Part II*	32		No
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301 7701-2 and 301 7701-3? *If "Yes," complete Schedule R, Part I*	33		No
34	Was the organization related to any tax-exempt or taxable entity? *If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1*	34		No
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a		No
b	If 'Yes' to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? *If "Yes," complete Schedule R, Part V, line 2*	35b		No
36	**Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? *If "Yes," complete Schedule R, Part V, line 2*	36		
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? *If "Yes," complete Schedule R, Part VI*	37		No
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? **Note.** All Form 990 filers are required to complete Schedule O	38	Yes	

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V . . . . . ☐

				Yes	No
1a	Enter the number reported in Box 3 of Form 1096 Enter -0- if not applicable	1a	0		
b	Enter the number of Forms W-2G included in line 1a Enter -0- if not applicable	1b	0		
	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?		1c	Yes	
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	2a	6		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? **Note.** If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)		2b	Yes	
3a	Did the organization have unrelated business gross income of $1,000 or more during the year?		3a		No
b	If "Yes," has it filed a Form 990-T for this year? *If "No" to line 3b, provide an explanation in Schedule O*		3b		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		4a		No
b	If "Yes," enter the name of the foreign country ▶ _____ See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR)				
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		5a		No
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		5b		No
c	If "Yes," to line 5a or 5b, did the organization file Form 8886-T?		5c		
6a	Does the organization have annual gross receipts that are normally greater than $100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?		6a		No
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		6b		
7	**Organizations that may receive deductible contributions under section 170(c).**				
a	Did the organization receive a payment in excess of $75 made partly as a contribution and partly for goods and services provided to the payor?		7a		No
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		7b		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		7c		No
d	If "Yes," indicate the number of Forms 8282 filed during the year	7d			
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		7e		No
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		7f		No
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		7g		
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		7h		
8	**Sponsoring organizations maintaining donor advised funds.** Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?		8		No
9a	Did the sponsoring organization make any taxable distributions under section 4966?		9a		No
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?		9b		No
10	**Section 501(c)(7) organizations.** Enter				
a	Initiation fees and capital contributions included on Part VIII, line 12	10a			
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b			
11	**Section 501(c)(12) organizations.** Enter				
a	Gross income from members or shareholders	11a			
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them)	11b			
12a	**Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?		12a		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b			
13	**Section 501(c)(29) qualified nonprofit health insurance issuers.**				
a	Is the organization licensed to issue qualified health plans in more than one state? **Note.** See the instructions for additional information the organization must report on Schedule O		13a		
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b			
c	Enter the amount of reserves on hand	13c			
14a	Did the organization receive any payments for indoor tanning services during the tax year?		14a		No
b	If "Yes," has it filed a Form 720 to report these payments? *If "No," provide an explanation in Schedule O*		14b		

Part VI **Governance, Management, and Disclosure** *For each "Yes" response to lines 2 through 7b below, and for a "No" response to lines 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.*

Check if Schedule O contains a response or note to any line in this Part VI . . . . . ☑

Section A. Governing Body and Management

				Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year	1a	10		
	If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O				
b	Enter the number of voting members included in line 1a, above, who are independent	1b	10		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2			No
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person?	3			No
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4			No
5	Did the organization become aware during the year of a significant diversion of the organization's assets?	5			No
6	Did the organization have members or stockholders?	6			No
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a		Yes	
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	7b			No
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following				
a	The governing body?	8a		Yes	
b	Each committee with authority to act on behalf of the governing body?	8b		Yes	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? *If "Yes," provide the names and addresses in Schedule O*	9			No

Section B. Policies (*This Section B requests information about policies not required by the Internal Revenue Code.*)

			Yes	No
	Did the organization have local chapters, branches, or affiliates?	10a		No
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a	Yes	
b	Describe in Schedule O the process, if any, used by the organization to review this Form 990			
12a	Did the organization have a written conflict of interest policy? *If "No," go to line 13*	12a	Yes	
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	Yes	
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? *If "Yes," describe in Schedule O how this was done*	12c	Yes	
13	Did the organization have a written whistleblower policy?	13		No
14	Did the organization have a written document retention and destruction policy?	14	Yes	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			
a	The organization's CEO, Executive Director, or top management official	15a	Yes	
b	Other officers or key employees of the organization	15b	Yes	
	If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions)			
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a	Yes	
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b	Yes	

Section C. Disclosure

17 List the States with which a copy of this Form 990 is required to be filed ▶FL

18 Section 6104 requires an organization to make its Form 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.

☐ Own website ☐ Another's website ☑ Upon request ☐ Other (explain in Schedule O)

Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

20 State the name, address, and telephone number of the person who possesses the organization's books and records ▶TERRI MURRAY
510-24TH STREET SUITE A
WEST PALM BEACH, FL 33407 (561) 832-6776

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII . . . . . ☐

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed Report compensation for the calendar year ending with or within the organization's tax year

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation Enter -0- in columns (D), (E), and (F) if no compensation was paid
- List all of the organization's **current** key employees, if any See instructions for definition of "key employee "
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than $100,000 from the organization and any related organizations
- List all of the organization's **former** officers, key employees, or highest compensated employees who received more than $100,000 of reportable compensation from the organization and any related organizations
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than $10,000 of reportable compensation from the organization and any related organizations

List persons in the following order individual trustees or directors, institutional trustees, officers, key employees, highest compensated employees, and former such persons

☐ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
(1) JULIE HYATT VICE PRESIDENT	2 00	X						0	0	0
(2) SANDRA CORRIGAN DIRECTOR	2 00	X						0	0	0
(3) LYNN SOLOMON DIRECTOR	2 00	X						0	0	0
(4) LOVETTA HARMON DIRECTOR	2 00	X						0	0	0
(5) JEAN BAYOL DIRECTOR	2 00	X						0	0	0
(6) CARL A FLICK PRESIDENT	2 00		X					0	0	0
(7) BETTE ANNE STARKEY SECRETARY	2 00		X					0	0	0
(8) JOEY EICHNER TREASURER	2 00		X					0	0	0
(9) ROMIN CURRIER DIRECTOR	2 00	X	X					0	0	0
(10) TERRI MURRAY EXECUTIVE DIRECTOR	40 00				X			86,520	0	0

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees *(continued)*

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			

1b	**Sub-Total** . . . . . ▶			
c	**Total from continuation sheets to Part VII, Section A** . . . . ▶			
d	**Total (add lines 1b and 1c)** . . . . . ▶	86,520		

2 Total number of individuals (including but not limited to those listed above) who received more than $100,000 of reportable compensation from the organization ▶

			Yes	No
3	Did the organization list any **former** officer, director or trustee, key employee, or highest compensated employee on line 1a? *If "Yes," complete Schedule J for such individual*	3		No
4	For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than $150,000? *If "Yes," complete Schedule J for such individual*	4		No
5	Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? *If "Yes," complete Schedule J for such person*	5		No

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than $100,000 of compensation from the organization Report compensation for the calendar year ending with or within the organization's tax year

(A) Name and business address	(B) Description of services	(C) Compensation

otal number of independent contractors (including but not limited to those listed above) who received more than $100,000 of compensation from the organization ▶

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII . . . . . ☐

			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns	1a				
	b Membership dues	1b				
	c Fundraising events	1c				
	d Related organizations	1d				
	e Government grants (contributions)	1e				
	f All other contributions, gifts, grants, and similar amounts not included above	1f 460,659				
	g Noncash contributions included in lines 1a-1f $					
	h **Total.** Add lines 1a-1f	▶	460,659			
Program Service Revenue		Business Code				
	2a PROGRAM SERVICE FEES	531390	230,747			
	b					
	c					
	d					
	e					
	f All other program service revenue					
	g **Total.** Add lines 2a–2f	▶	230,747			
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)	▶	3,165			
	4 Income from investment of tax-exempt bond proceeds	▶				
	5 Royalties	▶				
		(i) Real / (ii) Personal				
	6a Gross rents	942,093 /				
	b Less rental expenses	868,503 /				
	c Rental income or (loss)	73,590 /				
	d Net rental income or (loss)	▶	73,590	73,590		
		(i) Securities / (ii) Other				
	7a Gross amount from sales of assets other than inventory	/ 120,458				
	b Less cost or other basis and sales expenses	/				
	c Gain or (loss)	/ 120,458				
	d Net gain or (loss)	▶	120,458	120,458		
	8a Gross income from fundraising events (not including $ _____ of contributions reported on line 1c) See Part IV, line 18	a				
	b Less direct expenses	b				
	c Net income or (loss) from fundraising events	▶				
	9a Gross income from gaming activities See Part IV, line 19	a				
	b Less direct expenses	b				
	c Net income or (loss) from gaming activities	▶				
	10a Gross sales of inventory, less returns and allowances	a				
	b Less cost of goods sold	b				
	c Net income or (loss) from sales of inventory	▶				
	Miscellaneous Revenue	Business Code				
	11a					
	b					
	c					
	d All other revenue					
	e **Total.** Add lines 11a–11d	▶				
	12 **Total revenue.** See Instructions	▶	888,619	427,960		

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns All other organizations must complete column (A)

Check if Schedule O contains a response or note to any line in this Part IX . . . . . ☐

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments See Part IV, line 21				
2 Grants and other assistance to domestic individuals See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	86,520	77,868	8,652	0
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	291,411	262,270	29,141	0
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits				
10 Payroll taxes	27,024	24,322	2,702	0
11 Fees for services (non-employees)				
a Management				
b Legal				
c Accounting				
d Lobbying				
e Professional fundraising services See Part IV, line 17				
Investment management fees				
g Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O)				
12 Advertising and promotion				
13 Office expenses				
14 Information technology				
15 Royalties				
16 Occupancy	38,090	34,281	3,809	0
17 Travel	7,943	7,149	794	0
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest	10,089	9,080	1,009	0
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	401,287	361,158	40,129	0
23 Insurance	12,266	11,039	1,227	0
24 Other expenses Itemize expenses not covered above (List miscellaneous expenses in line 24e If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O)				
a ADVERTISING & MARKETING	889	800	89	0
b LICENSES & FEES	1,841	1,657	184	0
c EQUIPMENT RENTAL	384	346	38	0
d OFFICE EXPENSES	24,847	22,362	2,485	0
e All other expenses	21,295	3,417	17,878	0
25 **Total functional expenses.** Add lines 1 through 24e	923,886	815,749	108,137	0
26 **Joint costs.** Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation Check here ▶ ☐ if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X . . . . . ☐

				(A) Beginning of year		(B) End of year
Assets	1	Cash–non-interest-bearing		1,122,058	1	1,128,309
	2	Savings and temporary cash investments			2	
	3	Pledges and grants receivable, net			3	106,099
	4	Accounts receivable, net		14,164	4	2,895
	5	Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees Complete Part II of Schedule L			5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions) Complete Part II of Schedule L			6	
	7	Notes and loans receivable, net			7	
	8	Inventories for sale or use			8	
	9	Prepaid expenses and deferred charges		126,877	9	147,245
	10a	Land, buildings, and equipment cost or other basis Complete Part VI of Schedule D	10a 14,313,554			
	b	Less accumulated depreciation	10b 1,390,480	13,326,127	10c	12,923,074
	11	Investments—publicly traded securities			11	
	12	Investments—other securities See Part IV, line 11			12	
	13	Investments—program-related See Part IV, line 11			13	
	14	Intangible assets			14	
	15	Other assets See Part IV, line 11		585,554	15	202,482
	16	**Total assets.** Add lines 1 through 15 (must equal line 34)		15,174,780	16	14,510,104
Liabilities	17	Accounts payable and accrued expenses		87,586	17	94,442
	18	Grants payable			18	
	19	Deferred revenue			19	
	20	Tax-exempt bond liabilities			20	
	21	Escrow or custodial account liability Complete Part IV of Schedule D			21	
	22	Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons Complete Part II of Schedule L			22	
	23	Secured mortgages and notes payable to unrelated third parties			23	
	24	Unsecured notes and loans payable to unrelated third parties		1,450,951	24	1,279,524
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24) Complete Part X of Schedule D		506,394	25	106,736
	26	**Total liabilities.** Add lines 17 through 25		2,044,931	26	1,480,702
Net Assets or Fund Balances		**Organizations that follow SFAS 117 (ASC 958), check here ▶ ☑ and complete lines 27 through 29, and lines 33 and 34.**				
	27	Unrestricted net assets		13,129,849	27	13,029,402
	28	Temporarily restricted net assets			28	
	29	Permanently restricted net assets			29	
		Organizations that do not follow SFAS 117 (ASC 958), check here ▶ ☐ and complete lines 30 through 34.				
	30	Capital stock or trust principal, or current funds			30	
	31	Paid-in or capital surplus, or land, building or equipment fund			31	
	32	Retained earnings, endowment, accumulated income, or other funds			32	
	33	Total net assets or fund balances		13,129,849	33	13,029,402
	34	Total liabilities and net assets/fund balances		15,174,780	34	14,510,104

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI . . . . . ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	888,619
2	Total expenses (must equal Part IX, column (A), line 25)	2	923,886
3	Revenue less expenses Subtract line 2 from line 1	3	-35,267
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	13,129,849
5	Net unrealized gains (losses) on investments	5	-65,180
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	
10	Net assets or fund balances at end of year Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	13,029,402

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII . . . . . ☐

			Yes	No
1	Accounting method used to prepare the Form 990 ☐ Cash ☑ Accrual ☐ Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?	2a		No
	If 'Yes,' check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
b	Were the organization's financial statements audited by an independent accountant?	2b	Yes	
	If 'Yes,' check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both ☑ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
c	If "Yes," to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?	2c	Yes	
	If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O			
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	3a	Yes	
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits	3b	Yes	

erile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493095001166

SCHEDULE A
(Form 990 or 990EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

▶ **Attach to Form 990 or Form 990-EZ.**

▶ **Information about Schedule A (Form 990 or 990-EZ) and its instructions is at *www.irs.gov/form990*.**

OMB No 1545-0047

2014

Open to Public Inspection

Name of the organization
NEIGHBORHOOD RENAISSANCE INC

Employer identification number
65-0352279

Part I **Reason for Public Charity Status** (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is (For lines 1 through 11, check only one box)

1 ☐ A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**

2 ☐ A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E)

3 ☐ A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**

4 ☐ A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state _____

5 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II)

6 ☐ A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**

7 ☑ An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II)

8 ☐ A community trust described in **section 170(b)(1)(A)(vi)** (Complete Part II)

9 ☐ An organization that normally receives (1) more than 331/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions—subject to certain exceptions, and (2) no more than 331/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975 See **section 509(a)(2).** (Complete Part III)

10 ☐ An organization organized and operated exclusively to test for public safety See **section 509(a)(4).**

11 ☐ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2) See **section 509(a)(3).** Check the box in lines 11a through 11d that describes the type of supporting organization and complete lines 11e, 11f, and 11g

a ☐ **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization **You must complete Part IV, Sections A and B.**

b ☐ **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s) **You must complete Part IV, Sections A and C.**

c ☐ **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions) **You must complete Part IV, Sections A, D, and E.**

d ☐ **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions) **You must complete Part IV, Sections A and D, and Part V.**

e ☐ Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization

f Enter the number of supported organizations . . . . . _____

g Provide the following information about the supported organization(s)

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1- 9 above or IRC section (see instructions))	(iv) Is the organization listed in your governing document? Yes	No	(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
Total						

For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990EZ.

Cat No 11285F

Schedule A (Form 990 or 990-EZ) 2014

Part II **Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)**
(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2010	(b) 2011	(c) 2012	(d) 2013	(e) 2014	(f) Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants ")	2,127,514	8,090,153	5,266,896	689,691	460,659	16,634,913
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 **Total.** Add lines 1 through 3	2,127,514	8,090,153	5,266,896	689,691	460,659	16,634,913
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 **Public support.** Subtract line 5 from line 4						16,634,913

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2010	(b) 2011	(c) 2012	(d) 2013	(e) 2014	(f) Total
7 Amounts from line 4	2,127,514	8,090,153	5,266,896	689,691	460,659	16,634,913
8 Gross income from interest, dividends, payments received on .ecurities loans, rents, royalties and income from similar sources	144,046	169,625	1,635,230	905,011	945,258	3,799,170
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income Do not include gain or loss from the sale of capital assets (Explain in Part VI)						
11 **Total support** Add lines 7 through 10						20,434,083

12 Gross receipts from related activities, etc (see instructions) **12**

13 **First five years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** . . . . . ▶☐

Section C. Computation of Public Support Percentage

14 Public support percentage for 2014 (line 6, column (f) divided by line 11, column (f))	**14**	81 410 %
15 Public support percentage for 2013 Schedule A, Part II, line 14	**15**	89 050 %

16a **33 1/3% support test—2014.** If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶☑

b **33 1/3% support test—2013.** If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶☐

17a **10%-facts-and-circumstances test—2014.** If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test The organization qualifies as a publicly supported organization ▶☐

b **10%-facts-and-circumstances test—2013.** If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part VI how the organization meets the "facts-and-circumstances" test The organization qualifies as a publicly supported organization ▶☐

18 **Private foundation.** If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ▶☐

Part III **Support Schedule for Organizations Described in Section 509(a)(2)**
(Complete only if you checked the box on line 9 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

ction A. Public Support

ndar year (or fiscal year beginning in) ▶	(a) 2010	(b) 2011	(c) 2012	(d) 2013	(e) 2014	(f) Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants ")						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 **Total.** Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of $5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 **Public support** (Subtract line 7c from line 6)						0

ction B. Total Support

ndar year (or fiscal year beginning in) ▶	(a) 2010	(b) 2011	(c) 2012	(d) 2013	(e) 2014	(f) Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income Do not include gain or loss from the sale of capital assets (Explain in Part VI)						
13 **Total support.** (Add lines 9, 10c, 11, and 12)						

14 **First five years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ▶☐

Section C. Computation of Public Support Percentage

15 Public support percentage for 2014 (line 8, column (f) divided by line 13, column (f))	15	0 %
16 Public support percentage from 2013 Schedule A, Part III, line 15	16	

Section D. Computation of Investment Income Percentage

17 Investment income percentage for **2014** (line 10c, column (f) divided by line 13, column (f))	17	0 %
18 Investment income percentage from **2013** Schedule A, Part III, line 17	18	

19a **33 1/3% support tests—2014.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶☐

b **33 1/3% support tests—2013.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶☐

20 **Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ▶☐

Part IV Supporting Organizations

(Complete only if you checked a box on line 11 of Part I If you checked 11a of Part I, complete Sections A and B If you checked 11b of Part I, complete Sections A and C If you checked 11c of Part I, complete Sections A, D, and E If you checked 11d of Part I, complete Sections A and D, and complete Part V)

Section A. All Supporting Organizations

			Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? *If "No," describe in **Part VI** how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.*	1		
2	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? *If "Yes," explain in **Part VI** how the organization determined that the supported organization was described in section 509(a)(1) or (2).*	2		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? *If "Yes," answer (b) and (c) below.*	3a		
b	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? *If "Yes," describe in **Part VI** when and how the organization made the determination.*	3b		
c	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? *If "Yes," explain in **Part VI** what controls the organization put in place to ensure such use.*	3c		
4a	Was any supported organization not organized in the United States ("foreign supported organization")? *If "Yes" and if you checked 11a or 11b in Part I, answer (b) and (c) below.*	4a		
b	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? *If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.* . . .	4b		
c	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? *If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.*	4c		
5a	Did the organization add, substitute, or remove any supported organizations during the tax year? *If "Yes," answer (b) and (c) below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed, (ii) the reasons for each such action, (iii) the authority under the organization's organizing document authorizing such action, and (iv) how the action was accomplished (such as by amendment to the organizing document).*	5a		
	Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?	5b		
c	**Substitutions only.** Was the substitution the result of an event beyond the organization's control?	5c		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (a) its supported organizations, (b) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (c) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? *If "Yes," provide detail in **Part VI.***	6		
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in IRC 4958(c)(3)(C)), a family member of a substantial contributor, or a 35-percent controlled entity with regard to a substantial contributor? *If "Yes," complete Part I of Schedule L (Form 990).*	7		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? *If "Yes," complete Part II of Schedule L (Form 990).*	8		
9a	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509 (a)(1) or (2))? *If "Yes," provide detail in **Part VI.***	9a		
b	Did one or more disqualified persons (as defined in line 9(a)) hold a controlling interest in any entity in which the supporting organization had an interest? *If "Yes," provide detail in **Part VI.***	9b		
c	Did a disqualified person (as defined in line 9(a)) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? *If "Yes," provide detail in **Part VI.***	9c		
10a	Was the organization subject to the excess business holdings rules of IRC 4943 because of IRC 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? *If "Yes," answer b below.*	10a		
b	Did the organization have any excess business holdings in the tax year? *(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings).*	10b		
11	Has the organization accepted a gift or contribution from any of the following persons?			
a	A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?	11a		
	A family member of a person described in (a) above?	11b		
c	A 35% controlled entity of a person described in (a) or (b) above? *If "Yes" to a, b, or c, provide detail in Part VI.*	11c		

Part IV Supporting Organizations (continued)

Section B. Type I Supporting Organizations

		Yes	No
1 Did the directors, trustees, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's directors or trustees at all times during the tax year? *If "No," describe in **Part VI** how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove directors or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.*	1		
2 Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? *If "Yes," explain in **Part VI** how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised or controlled the supporting organization.*	2		

Section C. Type II Supporting Organizations

		Yes	No
1 Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? *If "No," describe in **Part VI** how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).*	1		

Section D. All Type III Supporting Organizations

		Yes	No
1 Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (1) a written notice describing the type and amount of support provided during the prior tax year, (2) a copy of the Form 990 that was most recently filed as of the date of notification, and (3) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?	1		
2 Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? *If "No," explain in **Part VI** how the organization maintained a close and continuous working relationship with the supported organization(s).*	2		
3 By reason of the relationship described in (2), did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? *If "Yes," describe in **Part VI** the role the organization's supported organizations played in this regard.*	3		

Section E. Type III Functionally-Integrated Supporting Organizations

1 Check the box next to the method that the organization used to satisfy the Integral Part Test during the year **(see instructions)**

a ☐ The organization satisfied the Activities Test Complete **line 2** below

b ☐ The organization is the parent of each of its supported organizations Complete **line 3** below

c ☐ The organization supported a governmental entity Describe in Part VI how you supported a government entity (see instructions)

		Yes	No
2 Activities Test **Answer (a) and (b) below.**			
a Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? *If "Yes," then in **Part VI identify those supported organizations and explain** how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.*	2a		
b Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? *If "Yes," explain in **Part VI** the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.*	2b		
3 Parent of Supported Organizations **Answer (a) and (b) below.**			
a Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? *Provide details in Part VI.*	3a		
b Did the organization exercise a substantial degree of direction over the policies, programs and activities of each of its supported organizations? *If "Yes," describe in Part VI the role played by the organization in this regard.*	3b		

Part V – Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

1 ☐ Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov 20, 1970 **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E

Section A - Adjusted Net Income

			(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1		
2	Recoveries of prior-year distributions	2		
3	Other gross income (see instructions)	3		
4	Add lines 1 through 3	4		
5	Depreciation and depletion	5		
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6		
7	Other expenses (see instructions)	7		
8	**Adjusted Net Income** (subtract lines 5, 6 and 7 from line 4)	8		

Section B - Minimum Asset Amount

			(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year)	1		
a	Average monthly value of securities	1a		
b	Average monthly cash balances	1b		
c	Fair market value of other non-exempt-use assets	1c		
d	**Total** (add lines 1a, 1b, and 1c)	1d		
e	**Discount** claimed for blockage or other factors (explain in detail in Part VI) _____			
2	Acquisition indebtedness applicable to non-exempt use assets	2		
3	Subtract line 2 from line 1d	3		
4	Cash deemed held for exempt use Enter 1-1/2% of line 3 (for greater amount, see instructions)	4		
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5		
6	Multiply line 5 by 035	6		
7	Recoveries of prior-year distributions	7		
8	**Minimum Asset Amount** (add line 7 to line 6)	8		

Section C - Distributable Amount

				Current Year
1	Adjusted net income for prior year (from Section A, line 8, Column A)	1		
2	Enter 85% of line 1	2		
3	Minimum asset amount for prior year (from Section B, line 8, Column A)	3		
4	Enter greater of line 2 or line 3	4		
5	Income tax imposed in prior year	5		
6	**Distributable Amount.** Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	6		
7	☐ Check here if the current year is the organization's first as a non-functionally-integrated Type III supporting organization (see instructions)			

Section D - Distributions	Current Year
1 Amounts paid to supported organizations to accomplish exempt purposes	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	
4 Amounts paid to acquire exempt-use assets	
5 Qualified set-aside amounts (prior IRS approval required)	
6 Other distributions (describe in Part VI) See instructions	
7 **Total annual distributions.** Add lines 1 through 6	
8 Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI) See instructions	
9 Distributable amount for 2014 from Section C, line 6	
10 Line 8 amount divided by Line 9 amount	

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2014	(iii) Distributable Amount for 2014
1 Distributable amount for 2014 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2014 (reasonable cause required--see instructions)			
3 Excess distributions carryover, if any, to 2014			
a From 2009.			
From 2010.			
From 2011.			
d From 2012.			
e From 2013.			
f **Total** of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2014 distributable amount			
i Carryover from 2009 not applied (see instructions)			
j Remainder Subtract lines 3g, 3h, and 3i from 3f			
4 Distributions for 2014 from Section D, line 7 $			
a Applied to underdistributions of prior years			
b Applied to 2014 distributable amount			
c Remainder Subtract lines 4a and 4b from 4			
5 Remaining underdistributions for years prior to 2014, if any Subtract lines 3g and 4a from line 2 (if amount greater than zero, see instructions)			
6 Remaining underdistributions for 2014 Subtract lines 3h and 4b from line 1 (if amount greater than zero, see instructions)			
7 **Excess distributions carryover to 2015.** Add lines 3j and 4c			
8 Breakdown of line 7			
a From 2010.			
b From 2011.			
c From 2012.			
d From 2013.			
From 2014.			

Part VI **Supplemental Information.** Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a and 3b; Part V, line 1; Part V, Section B, line 1e; Part V Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions).

Facts And Circumstances Test

Return Reference	Explanation

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493095001166

SCHEDULE D (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

▶ Complete if the organization answered "Yes," to Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
▶ Attach to Form 990.
Information about Schedule D (Form 990) and its instructions is at *www.irs.gov/form990*.

OMB No 1545-0047

2014

Open to Public Inspection

Name of the organization
NEIGHBORHOOD RENAISSANCE INC

Employer identification number
65-0352279

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts. Complete if the organization answered "Yes" to Form 990, Part IV, line 6.

		(a) Donor advised funds	(b) Funds and other accounts
1	Total number at end of year		
2	Aggregate value of contributions to (during year)		
3	Aggregate value of grants from (during year)		
4	Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? ☐ Yes ☐ No

Part II Conservation Easements. Complete if the organization answered "Yes" to Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply)

☐ Preservation of land for public use (e g , recreation or education)
☐ Preservation of an historically important land area
☐ Protection of natural habitat
☐ Preservation of a certified historic structure
☐ Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year

		Held at the End of the Year
a	Total number of conservation easements	2a
b	Total acreage restricted by conservation easements	2b
c	Number of conservation easements on a certified historic structure included in (a)	2c
d	Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register	2d

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ▶_____

4 Number of states where property subject to conservation easement is located ▶_____

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, and enforcing conservation easements during the year ▶_____

7 Amount of expenses incurred in monitoring, inspecting, and enforcing conservation easements during the year ▶ $ _____

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets. Complete if the organization answered "Yes" to Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116 (ASC 958), not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIII, the text of the footnote to its financial statements that describes these items

b If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items

(i) Revenue included in Form 990, Part VIII, line 1 ▶ $ _____

(ii) Assets included in Form 990, Part X ▶ $ _____

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items

a Revenue included in Form 990, Part VIII, line 1 ▶ $ _____

b Assets included in Form 990, Part X ▶ $ _____

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets *(continued)*

3 Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply)

a ☐ Public exhibition

b ☐ Scholarly research

c ☐ Preservation for future generations

d ☐ Loan or exchange programs

e ☐ Other

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII

5 During the year, did the organization solicit or receive donations of art, historical treasures or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☐ No

Part IV Escrow and Custodial Arrangements. Complete if the organization answered "Yes" to Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII and complete the following table

		Amount
c Beginning balance	1c	
d Additions during the year	1d	
e Distributions during the year	1e	
f Ending balance	1f	

2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII Check here if the explanation has been provided in Part XIII . . . . . ☐

Part V Endowment Funds. Complete if the organization answered "Yes" to Form 990, Part IV, line 10.

	(a)Current year	(b)Prior year	b (c)Two years back	(d)Three years back	(e)Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as

a Board designated or quasi-endowment ▶

b Permanent endowment ▶

c Temporarily restricted endowment ▶

The percentages in lines 2a, 2b, and 2c should equal 100%

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by

		Yes	No
(i) unrelated organizations	3a(i)		
(ii) related organizations	3a(ii)		
b If "Yes" to 3a(ii), are the related organizations listed as required on Schedule R?	3b		

4 Describe in Part XIII the intended uses of the organization's endowment funds

Part VI Land, Buildings, and Equipment. Complete if the organization answered 'Yes' to Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b)Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land	736,863			736,863
b Buildings	13,523,558		1,344,086	12,179,472
c Leasehold improvements				
d Equipment	44,381		38,052	6,329
e Other	8,752		8,342	410
Total. Add lines 1a through 1e *(Column (d) must equal Form 990, Part X, column (B), line 10(c).)* . . . . . ▶				12,923,074

Part VII Investments—Other Securities. Complete if the organization answered 'Yes' to Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
Other		
Total. *(Column (b) must equal Form 990, Part X, col (B) line 12)* ▶		

Part VIII Investments—Program Related. Complete if the organization answered 'Yes' to Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation Cost or end-of-year market value
Total. *(Column (b) must equal Form 990, Part X, col (B) line 13)* ▶		

Part IX Other Assets. Complete if the organization answered 'Yes' to Form 990, Part IV, line 11d See Form 990, Part X, line 15

(a) Description	(b) Book value
(1) PROPERTY UNDER DEVELOPMENT	195,736
(2) DEPOSITS	6,746
(3) SUSTAINABILITY PROPERTY MANAGEMENT	
Total. *(Column (b) must equal Form 990, Part X, col.(B) line 15.)* . . . . . ▶	202,482

Part X Other Liabilities. Complete if the organization answered 'Yes' to Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1 (a) Description of liability	(b) Book value
Federal income taxes	
DUE TO INVESTOR	
SECURITY DEPOSITS	86,509
DEFERRED GRANT REVENUE	20,227
Total. *(Column (b) must equal Form 990, Part X, col (B) line 25)* ▶	106,736

2. Liability for uncertain tax positions In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC 740) Check here if the text of the footnote has been provided in Part XIII ☐

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return Complete if the organization answered 'Yes' to Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements			1	888,619
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12				
a	Net unrealized gains (losses) on investments	2a			
b	Donated services and use of facilities	2b			
c	Recoveries of prior year grants	2c			
d	Other (Describe in Part XIII)	2d			
e	Add lines **2a** through **2d**			2e	
3	Subtract line **2e** from line **1**			3	888,619
4	Amounts included on Form 990, Part VIII, line 12, but not on line **1**				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII)	4b			
c	Add lines **4a** and **4b**			4c	
5	Total revenue Add lines **3** and **4c.** (This must equal Form 990, Part I, line 12)			5	888,619

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return. Complete if the organization answered 'Yes' to Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements			1	923,886
2	Amounts included on line 1 but not on Form 990, Part IX, line 25				
a	Donated services and use of facilities	2a			
b	Prior year adjustments	2b			
c	Other losses	2c			
d	Other (Describe in Part XIII)	2d			
e	Add lines **2a** through **2d**			2e	
3	Subtract line **2e** from line **1**			3	923,886
4	Amounts included on Form 990, Part IX, line 25, but not on line **1:**				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII)	4b			
c	Add lines **4a** and **4b**			4c	
5	Total expenses Add lines **3** and **4c.** (This must equal Form 990, Part I, line 18)			5	923,886

Part XIII Supplemental Information

Provide the descriptions required for Part II, lines 3, 5, and 9, Part III, lines 1a and 4, Part IV, lines 1b and 2b, Part V, line 4, Part X, line 2, Part XI, lines 2d and 4b, and Part XII, lines 2d and 4b Also complete this part to provide any additional information

Return Reference	Explanation

Part XIII Supplemental Information ***(continued)***

Return Reference	Explanation

efile GRA .IC print - DO NOT PROCESS | As Filed Data - | DLN: 93493095001166

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.
▶ Attach to Form 990 or 990-EZ.
▶ Information about Schedule O (Form 990 or 990-EZ) and its instructions is at www.irs.gov/form990.

OMB No 1545-0047

2014

Open to Public Inspection

Name of the organization
NEIGHBORHOOD RENAISSANCE INC

Employer identification number
65-0352279

990 Schedule O, Supplemental Information

Return Reference	Explanation
Pt VI, Line 7a	The organization has members elect the board of directors
Pt VI, Line 11b	The board engages the audit, reviews it, accepts it and then reviews the 990 at the same t ime After review either the President or Treasurer sign the 990
Pt VI, Line 12c	Members are required to sign a conflict of interest statement after being elected
Pt VI, Line 15a	Compensation is determined based on an annual review by the board and executive committee
Pt VI, Line 19	The governing documents, conflict of interest policy and financial statements are available upon request
Pt VI, Line 15b	Overall salaries are budgeted and allocated to various employees
Form 990, Part IX, Line 24f	PROFESSIONAL FEES 19686 1969 17717 0 TELEPHONE 1609 1448 161 0

Neighborhood Renaissance, Inc.
Income Statement Projection
October 2017 through September 2018

	Oct '17 - Sep 18
Ordinary Income/Expense	
Income	
41030 · Grants	335,230.58
42000 · Contributions / Sponsorships	20,246.80
44000 · Board Fundraising	5,859.13
45100 · Unrestricted Rent	74,917.30
45105 · Pleasant City Developer Fee	24,821.08
45106 · Ground Lease Rent	2,400.00
46000 · NSP 1 Rent	42,614.00
46002 · Gain on Sale	68,981.24
46100 · Bank Contributions	60,000.00
46101 · NSP 2 - Mngm. Fee	127,635.63
46102 · NSP 1 - Mngm. Fee	9,912.44
46105 · CHDO - Mngm. Fee	3,086.04
46106 · Unrestricted - Mngm. Fee	7,491.37
46107 · Application Fee	100.00
46200 · NSP 2 Rent	562,983.00
46201 · CHDO Rent	13,718.00
Total Income	1,359,996.61
Gross Profit	1,359,996.61
Expense	
51000 · Payroll	325,716.05
51050 · Temporary Labor	35,489.50
51100 · Payroll Taxes	26,465.75
51110 · Employee Benefits	50,042.76
52250 · Fundraising	684.00
52300 · Fees	948.55
53100 · Training/Confs/Meetings	3,953.81
54020 · Storage Rent	643.00
54050 · Insurance	8,256.46
54100 · Office Supplies	1,402.43
54101 · Office Expense	5,155.29
54150 · Postage & Shipping	634.88
54151 · Marketing/ Advertising	1,489.44
54201 · Subscriptions	1,407.20
54250 · Professional Fees	9,609.25
55000 · Telephone	1,574.02
55100 · Project seed fund	6,287.88
55200 · Unrestricted Rental	44,242.48
55500 · Equipment	698.51
55520 · Membership Fees	510.00
60060 · PBCNSP1	27,578.43
60061 · PBCNSP2	399,453.42
60062 · CHDO - Home	9,091.56
60068 · NSP2 Properties	46,479.61

Neighborhood Renaissance, Inc.
Income Statement Projection
October 2017 through September 2018

	Oct '17 - Sep 18
61700 · 504/510 Interest	1,452.97
65600 · Payroll Expenses	5,896.65
66600 · City of WPB Interest	342.06
66700 · VC loan FLCLF	4,599.74
Total Expense	1,020,105.70
Net Ordinary Income	339,890.91
Other Income/Expense	
Other Income	
46202 · Interest Income - NSP2	2,049.26
61500 · Interest Income	3,582.40
Total Other Income	5,631.66
Other Expense	
Total Other Expense	0.00
Net Other Income	5,631.66
Net Income	345,522.57

14. Marketing Plan

Our marketing program begins upon application of building permits. The marketing program includes listing on the Multiple Listing Service of which NR's wholly owned Realtor company, Your Way Home Realty is a member.

- Work with the Boynton Beach Faith based CDC to affirmatively market homes to their buyer pipeline.
- Regional Multiple Listing Service
- Individual posting on national listing websites such as Zillow, Trulia, Realtor.com
- Presentation to local real estate offices, property signs, Neighborhood Renaissance's website and social media
- A dedicated project website will be created to promote this new community its features and amenities, and, the home plans
- Outreach to local housing organizations and homebuyer counseling agencies
- We project executing contracts within 2 months of construction start of the homes.

Target Market and Marketing of the Homes

- We will be targeting households earning <= 120% AMI.

2018 Maximum Income Limits

Household Size	120% AMI
1	$64,680
2	$73,920
3	$83,160
4	$92,280
5	$99,720

Effective 3/30/2018 by HUD (HOME) and subject to change

We regularly participate in the following actives to fill our buyer pipeline:

- Presentations about our services and available homes to potential clients at area Homebuyer Workshops, Neighborhood Associations, Child Care Center Parent Meetings, and Social Service Agency Client and Staff Meetings
- Attendance at several Home Buyer Fairs held each year around the county
- Distribution of property sales brochures in various community gathering places throughout our targeted neighborhoods

- Email to our contacts at bank lending institutions and countywide housing and community development departments
- Email and telephone calls to our existing pipeline of clients and partners for referrals
- Maintenance of detailed log of applicant inquiries and follow up communications
- To additionally ensure that the availability of our homes for sale is widely known, marketing efforts are undertaken on the internet. We regularly post information about our available homes on the following websites:
    - Our websites include www.neighborhoodrenaissance.org and www.yourwayhomerealty.com
    - Multiple Listing Service of the Realtor's Association of the Palm Beaches
    - Trulia, Zillow and Realtor.com
    - We have been very successful finding qualified buyers even before construction begins by listing the homes on the Multiple Listing Service.

Affirmative Fair Housing Marketing Plan

Neighborhood Renaissance, Inc. (NRI) has developed and will continue to implement an Affirmative Marketing and Minority Outreach Plan for the sale and lease of our homes and in the delivery of housing and financial literacy services. The plan outlines actions to be taken to provide information and to attract eligible persons without regard to race, color, national origin, sex, familial status, disability, marital status, age, gender identity or expression, or sexual orientation.

Examples of actions that are taken include the following:

- Presentations at Financial Literacy and First-time Homebuyer Workshops
    - NR housing staff requests presentations at first-time homebuyer workshops sponsored by other nonprofit organizations throughout Palm Beach County including the Urban League of Palm Beach County and Housing Partnership.
- NRI is also a member of the Palm Beach County Community Land Trust Network and participates in joint marketing activities.
- Regular Material Distribution and Attendance at Meetings of Community and Neighborhood Organizations:
    - NRI representatives provide outreach to existing community and neighborhood groups throughout our service area to ensure that the existing residents have an opportunity to purchase/lease our homes and benefit from our services. Our efforts have included outreach to the following entities:

    - Boynton Beach Community Development Corporation
    - County Head Start Programs including Boynton Beach
    - Legal Aid of Palm Beach County
    - Florida Rural Legal Services

- Fair Housing Center of the Palm Beaches
- Community Land Trust of Palm Beach County
- Palm Beach County CLT Network
- Housing Leadership Council of Palm Beach County
- Adopt-a-Family
- The Lord's Place
- Delray Beach Community Land Trust
- Palm Beach County School Board

Requests are also made for the inclusion of postings on City and Redevelopment Agency, and County websites.

In working with the Boynton Beach Faith based CDC to affirmatively market homes to their buyer pipeline, the CDC will provide the following:

- The CDC will identify, educate and counsel prospective homebuyers.
- Conduct homebuyer education and financial literacy classes, to include credit counseling to prospective buyers, ensuring they are "mortgage ready" and connecting them to down payment assistance programs.
- Assist with disseminating information in the community regarding home buying opportunities.
- Verify household income of members and complete income certifications to ensure federal/state program compliance.
- Create a pipeline of "mortgage ready" buyers seeking homeownership opportunities.
- Facilitate the mortgage application and approval process of perspective homebuyers. Provide guidance and support when needed to buyers desirous of homeownership.
- Facilitate the sale of homes as they become available and ready for sale.
- Source subsidy financing, conduct research on available public funding and complete applications, as well as advocate for same.

15. Acknowledgement Letter

Please see the executed acknowledgement letter behind this page.

ATTACHMENT "D"

ACKNOWLEDGMENT LETTER

PROPOSERS SHALL INCORPORATE THIS ACKNOWLEDGEMENT LETTER IN THEIR SUBMITTAL PACKAGE

****

Re: Boynton Beach Community Redevelopment Agency
Cottage District Infill Housing Redevelopment Project, Request for Proposal/Request for Qualifications (RFP/RFQ) dated May 14, 2018

To Whom It May Concern:

The undersigned has read the Boynton Beach CRA (BBCRA) Request for Proposal/Request for Qualifications (RFP/RFQ) for the Cottage District Infill Housing Redevelopment Project dated May 14, 2018. On behalf of our proposal team, we agree to and accept the terms, specific limitations, and conditions expressed therein. We have read, rely upon, acknowledge and accept the BBCRA's disclosure and disclaimer, which is fully incorporated by reference into this letter, and certify that all of the requirements as described in the RFP/RFQ are enclosed.

Sincerely,

Neighborhood Renaissance, Inc.
Name of Proposer

Terri Murray, Executive Director
Print Name and Title

Terri Murray
Authorized Signature (Must be able to legally bind the Proposer)

7/16/18
Date

16. PowerPoint Presentation

Please see our PowerPoint presentation behind this page.

Neighborhood Renaissance

Diverse Communities – Strong Economies

SUBMITTAL IN RESPONSE TO:

BOYNTON BEACH CRA

REQUEST FOR DEVELOPER QUALIFICATIONS AND PROPOSALS
COTTAGE DISTRICT INFILL HOUSING REDEVELOPMENT PROJECT

ISSUE DATE: MAY 14, 2018
SUBMITTAL DEADLINE: JULY 17, 2018, NO LATER THAN 2:00 P.M.

Submitted By:
Neighborhood Renaissance, Inc.
510 24th Street, Suite A
West Palm Beach, FL 33407

Desirable Home and Community Features

- Affordable homes priced in the mid-$200,000's fill the need for homes under $300,000
- Old Florida Beach Town design with generous front porches
- Minimal use of street facing garages
- Lush landscaping of the homes and Village Green
- Homes and landscaping will be certified as sustainable, energy efficient and water wise
- Walkable location close to Town Square and Ocean Avenue amenities

Public Benefits

- 39 new owner-occupied households within the Heart of Boynton TOD
- Real estate tax basis increased by $10 million based on projected sales prices
- Economic development by bringing jobs during construction with local hiring of construction workers and sub-contractor goals
- New households with expendable incomes to support local business development
- Blighted vacant lots are redeveloped with new energy efficient residences
- Beautification of the neighborhood with new streetscape with wide sidewalks, curbs and landscaping
- Pocket Park for the neighborhood residents with trees, walkways and seating

Since 1992, Neighborhood Renaissance (**NR**) has expanded its programs, services, and real estate portfolio, while broadening its geographic reach to other communities in need of affordable housing within Palm Beach County. As of 2017, the organization's ***net worth rose to $13,800,000*** since its formation leveraging ***investments of over $30 million*** in the last five years.

Development, planning, construction and financing activities are managed by Terri Murray - Executive Director, Michael Pecar - Director of Real Estate and Carlos Toledo - Development Project Manager with a combined 90 years of experience in all aspects of commercial and residential development. Our executive team over the years has worked in many public-private partnerships.

NR's projects range from construction of 13 new homes in the Westgate-Belvedere Homes CRA to $12 million program to acquire and renovate 76 distressed dwellings throughout Palm Beach County and held for rental to income qualified households.

NR's development activities have occurred mostly in distressed neighborhoods with the goal of strengthening them with pride of home ownership and removing blight. We reinforce continued homeownership and protect investment of public investment of funds with deed restrictions on re-sale, restrictive loans and ground leases to assure the homes do not fall into the ownership of out of area investors.

Terri Murray, Executive Director, joined Neighborhood Renaissance, Inc. in 1999. She is an accomplished community development professional with over 30 years of experience with mixed-income, mixed-use and affordable housing development. She designed, implemented and administered homeownership assistance, housing rehabilitation, new construction, small business assistance, workforce development, and property management programs. She worked effectively in the for-profit, non-profit and local government arenas. Ms. Murray holds a Masters in Urban Affairs in Housing and Community Development from Boston University.

Michael Pecar, Real Estate Development Director, joined Neighborhood Renaissance in 2011 to oversee the construction of the Westgate in-fill home ownership project and the rehabilitation of fifty-three NSP 2 properties. Pecar is also the designated Broker for NR's realty company, Your Way Home Realty, Inc. Over the past 35 years, he has managed the development process for all property types. He has played leading roles in the areas of new project identification, acquisition, government entitlements, financial structuring, site planning, architectural design and total project management. Mr. Pecar is a recognized developer of large-scale commercial centers including Laguna Hills Mall in Laguna Hills, CA and El Paseo de Saratoga in San Jose, CA for world-class development firms such as Simon Development Corporation, The Irvine Company, The O'Connor Group and the Pritzker family. Mr. Pecar has also served as an Investment Manager for private equity firm, New Boston Fund. He has managed development of retail projects in Asia for Trizec-Hahn. He holds a Master of Management degree from the Kellogg Graduate School of Management at Northwestern University.

Carlos Toledo, Development Manager joined Neighborhood Renaissance in 2017. He served in numerous capacities including, Deputy Director of Fordham Bedford Housing Corporation in the New York, Interim President of Carrfour Supportive Housing, Inc., Controller, Real Estate Credit Underwriter, and Vice President of property management organizations. His experience includes various aspects of affordable housing development, financing and management, which includes but is not limited to, financing through use of Low Income Housing Tax Credits, Tax-Exempt bonds, HOME, SAIL, and AHP. He has developed over 2,500 units of affordable housing and managed over 5,000 multifamily units. He has a Bachelor of Science Degree from Herbert H. Lehman College of the City University of New York.

Firm Profile

AW Architects is a full-service firm located in Boca Raton, Florida. Founded in 1976. We provide Award-winning, innovative, and strategic, planning and design solutions that make each project uniquely successful.

The services our firm provides to both public and private clients include: architectural design, planning, interior design, and 3D visualization. Our design excellence has given us the opportunity to work with clients worldwide. Our portfolio of projects includes: government facilities, hospitality, resorts, country clubs, clubhouses, commercial parks, industrial centers, tenant improvements, retail centers, mixed-use centers, residential single and multi-family, student and workforce housing. As members of the United States Green Building Council, we are committed to sustainable design and development. We are LEED® Accredited and currently have over 425,000 square feet of LEED® building projects under construction.

AW architects

STUART & SHELBY DEVELOPMENT- GENERAL CONTRACTORS

Experience

Stuart & Shelby Development is a General Contractor licensed in the State of Florida and incorporated in Florida in 2006. President and owner Chuck Halberg and his staff have over 75 years of experience in residential construction in the South Florida market.

Chuck Halberg has been a Florida State Certified licensed General Contractor since 1986 and personally has been involved in over 2500 single-family homes and over 300 multi-family units.
Stuart & Shelby currently employees 8 full employees, 1 part time employee and 1 contract worker.

Stuart & Shelby's experience includes working for several non-profit and governmental organizations in urban neighborhoods including the Delray Beach Community Land Trust, the Community Land Trust of Palm Beach County, Adopt-a-Family of the Palm Beaches, Inc., the Lake Worth Community Redevelopment Agency, the Hallandale Beach Community Redevelopment Agency, and the Delray Beach Community Redevelopment Agency. Several of the projects included federal funding including NSP2 and HOME funds. Our teams experience with federally funded projects includes NSP2, HOME, CDBG, DRI3, and Section 202.

UNITS BREAKDOWN

UNIT A:	18 UNITS
UNIT B:	7 UNITS
UNIT C:	7 UNITS
UNIT D:	7 UNITS

NOTE:
STREET LIGHT TO MATCH EXISTING ON SEACREST BLVD.

COTTAGE DISTRICT INFILL HOUSING
39 UNITS

OPEN SPACE:
REQ. 200 SF PER UNIT = 7,800 SF
PROV. (EXCL. ROADS= 47,011 SF

COTTAGE DISTRICT
BOYNTON BEACH, FL
PROJECT #18130
07.16.2018

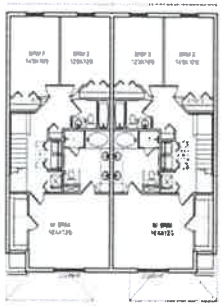
SITE PLAN
SCALE: 1" = 30'-0"

AW architects

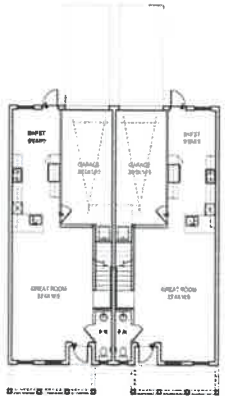
© 2018 A.W. ARCHITECTS, INC

COTTAGE DISTRICT

FRONT ELEVATION
2 UNIT BUILDING



2ND FLOOR PLAN
UNIT A



1ST FLOOR PLAN
UNIT A

COTTAGE DISTRICT

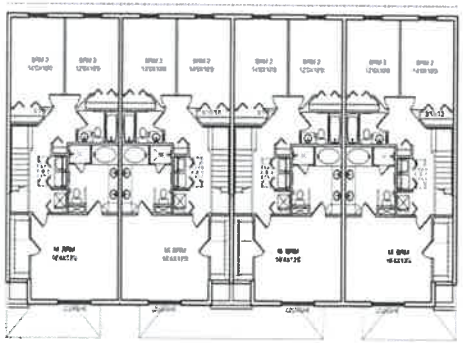
FRONT ELEVATION
2 UNIT BUILDING

1,595 SF A/C EA. TH
230 SF GARAGE
104 SF COVER'D AREAS

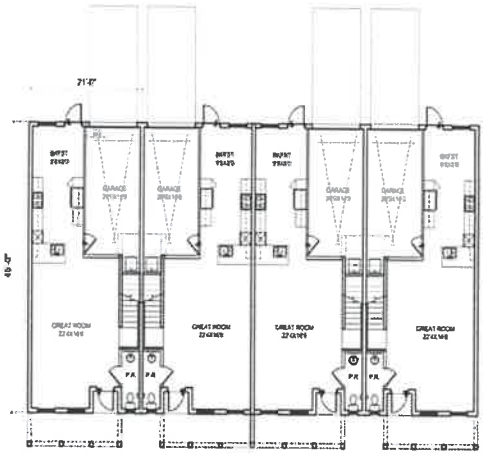
COTTAGE DISTRICT

FRONT ELEVATION
4 UNIT BUILDING

AW architects



2ND FLOOR PLAN
UNIT A



1ST FLOOR PLAN
UNIT A

COTTAGE DISTRICT

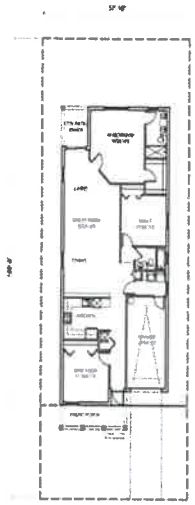
FRONT ELEVATION
4 UNIT BUILDING

1,595 SF A/C EA. TH
230 SF GARAGE
104 SF COVER'D AREAS

AW architects

COTTAGE DISTRICT

FRONT ELEVATION
B UNIT BUILDING



1ST FLOOR PLAN
UNIT B

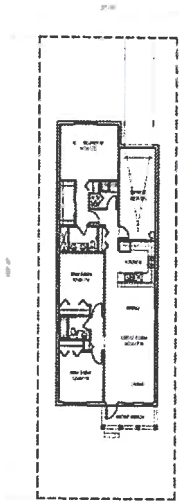
COTTAGE DISTRICT

FRONT ELEVATION
B UNIT BUILDING

1,493 SF A/C
221 SF GARAGE
157 SF COVER'D AREAS

COTTAGE DISTRICT

FRONT ELEVATION
C UNIT BUILDING
DETACHED REAR LOADED GARAGE - UPT 1



1ST FLOOR PLAN
UNIT C

COTTAGE DISTRICT

FRONT ELEVATION
C UNIT BUILDING

1,454 SF A/C
221 SF GARAGE
76 SF COVER'D AREAS

COTTAGE DISTRICT

FRONT ELEVATION
C UNIT BUILDING
DETACHED FRONT LOADED GARAGE - ALT. 2

AW architects

Development Pro forma

Cottage District Infill Housing Redevelopment Project		Total Development Costs	Per Unit
USES			
Land Purchase including closing costs		$ -	$ -
Actual Construction Costs			
A1.3 Total Actual Construction Cost		$ 8,804,208	225,749
Financial Cost			
Total Financial Cost		$ 189,000	$ 4,846
General Development Cost			
Total General Development Cost		$ 1,515,300	$ 38,854
Developer's Fee	11.5%	$ 1,144,416	$ 29,344
Total USES		$ 11,652,924	$ 298,793
SOURCES			
Sales Proceeds-see schedule below		$ 10,249,864	$ 262,817
Utility Capacity waiver		152,100	3,900
Infrastructure Improvement Assistance From CRA		1,250,960	32,076
Total SOURCES		$ 11,652,924	$ 298,793
NET SOURCES AND USES TO DATE		$ 0	

Sales Model	Units	Sq Feet	Sale Price PU	Sales GROSS	Net Proceeds less closing costs and commissions	Per Square Foot
"A" - 3 bedroom 2 bath - TH	18	28,710	$ 261,580	$ 4,708,440	$ 4,483,857	$ 164.00
"B" - 3 bedroom 2 bath - SFH	7	10,451	265,754	1,860,278	1,778,525	178.00
"C" - 3 bedroom 2 bath - SFH	7	10,178	264,628	1,852,396	1,772,779	182.00
"D" - 3 bedroom 2 bath - SFH	7	9,625	261,250	1,828,750	1,753,459	190.00
Gross Sales		58,964		$ 10,249,864	$ 9,788,620	

Product Mix

Type	Layout	Bedrooms	Baths	No. of Units	Unit Size / AC Area	Price psf	Sale Price	Total under air
Townhomes	A	3	2	10	1,595 $	164 $	261,580	15,950
Townhomes	A	3	2	8	1,595	164	261,580	12,760
Homes	B	3	2	7	1,493	178	265,754	10,451
Homes	C	3	2	7	1,454	182	264,628	10,178
Homes	D	3	2	7	1,375	190	261,250	9,625
		Total		39	58,964 $	174 $	262,817	58,964

Cottage District Infill Housing Redevelopment Project

Timeline

Activity	Timeline	
	Start	Completion
Respond to RFP	May-2018	Jul-2018
Presentation	Aug-2018	Sep-2018
Award	Sep-2018	Sep-2018
Zoning/Land Use Approvals	Sep-2018	Apr-2019
Architectural Plans	Sep-2018	Apr-2019
Permitting	Feb-2019	Sep-2019
GC Bidding	May-2019	Jun-2019
Closing	Aug-2018	Sep-2019
Construction	Oct-2019	Sep-2021
Sales Start	Oct-2019	May-2021
Sales Completion	May-2021	Nov-2021

17. List of Civil and Criminal Legal Actions

There are no current criminal legal actions nor have there ever been any criminal legal actions against the proposer. In addition, there are no current civil legal actions nor have there been any in the past four years.

18. All Other Requirements and Attachments

Please see required attachments behind this page.

ATTACHMENT "C"

PROPOSER(S) INFORMATION

Name: Neighborhood Renaissance, Inc.

Street Address: 510 24th Street, Suite A

Mailing Address (if different): _____

City, State, Zip: West Palm Beach, FL 33407

Telephone No. 561-832-6776 : Fax No: 561-832-0483

Email Address of Contact Person: tmurray@neighborhoodrenaissance.org

Ownership Status - Is the company currently for sale or involved in any transaction to expand or to be acquired by another business entity? If yes, please explain the impact to the organization and management efforts. No.

Age of Organization – In continuous business since: 26 years - Since 1992

Leadership - List Corporate Officers, Principals, Partners or owners of your Organization with titles and addresses. If a publically held company, list Chairman of the Board, CEO, and President:
See attached list of board members and officers.

Federal Identification No.: 65-0352279

State of Incorporation & Registration No.: Florida - N49255

If not a corporation, explain your status:

_____

ATTACHMENT "K"

ENERGY EFFICIENCY CHECKLIST

The respondent will ensure that, to the greatest extent possible, all construction within the proposed Cottage District development meets the following minimum standards.

Through the execution of this Exhibit, the Proposer is certifying that the following elements checked below will be incorporated into their development plan.

Energy-efficient Construction Techniques and Products

- ☑ Proper installation of insulation to ensure even temperatures throughout the house per FBC-Residential requirements
- ☑ Installation of high performance impact windows per Florida Building Code (FBC)-Residential requirements
- ☑ Installation of energy-efficient HVAC systems – Energy Star compliant
- ☑ Installation of new Energy Star compliant products including light fixtures, LED bulbs, ventilation and exhaust fans and appliances (refrigerators, dishwashers, and washer/dryer machines)

Improved Indoor Environments

- ☑ Building envelope, duct systems and vents must be properly sealed to prevent cracks and holes
- ☑ Carpet, pads, and other surface materials and installation must comply with the Carpet and Rug Institute's Green Label Certification
- ☑ Utilization of only low Volatile Organic Carbon paints, finishes, and sealants
- ☑ Utilization of proper water vapor barrier and other applicable sealing methods to eliminate any possibility of mold
- ☑ Installation of programmable thermostats in all units

Increased Water Efficiency

- ☑ Installation of low volume, non-spray irrigation system
- ☑ Incorporation of landscape practices recommended by the University of Florida's Florida Friendly Landscape Program (http://fyn.ifas.ufl.edu/) and compliance with the Landscape Regulations of the City of Boynton Beach.
- ☑ Installation of low flow toilets and sink faucets

I, Teri Amy (Proposer's Signature and Printed Name) certify that the items checked above will be incorporated into the development plan.

ATTACHMENT "L"

PUBLIC ENTITY CRIMES STATEMENT

A person or affiliate who has been placed on the convicted vendor list following a conviction for public entity crime may not: submit a bid proposal, or reply on a contract to provide any goods or services to a public entity; submit a bid proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; submit bids proposals, or replies on leases of real property to a public entity; be awarded or perform work as a contractor, supplier, subcontractor or consultant under a contract with any public entity; or transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.

As the person authorized to sign the Statement, I certify that Bidder complies fully with the above requirements.

_____
Proposer's Signature

Terri Murray
Print Name

Executive Director
Title

7/16/18
Date

ATTACHMENT "M"

CERTIFICATION OF DRUG FREE WORKPLACE PROGRAM

I certify the firm of Neighborhood Renaissance, Inc. responding to this RFP/RFQ maintains a drug-free workplace program, and that the following conditions are met:
(1) We publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace; and specifying that actions will be taken against employees for violations of such programs.

(2) We inform employees about the dangers of drug abuse in the workplace, the company's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

(3) We give each employee engaged in providing the commodities or contractual services included in this RFP/RFQ a copy of the statement specified in Subsection (1).

(4) In the statement specified in Subsection (1), we notify the employee that, as a condition of working in the commodities or contractual services covered under this RFP/RFQ, they will abide by the terms of the statement; and will notify the employer of any
conviction of, or plea of guilty or nolo contendere to any violation of Chapter 893 or any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

(5) We impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is convicted.

(6) We make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Authorized Signature: Terri Murray Date 7/16/18

Name & Title (typed) Terri Murray, Executive Director

ATTACHMENT "N"

ADDENDA ACKNOWLEDGEMENT

Receipt is hereby acknowledged of the following addenda to the

The Boynton Beach Community Redevelopment Agency

Request for Proposals and Developer Qualifications

Cottage District Project Site

By entering checking **YES** or **NO** in the space provided and indicating date received.

No. 1	[X] Yes	[ ] No	Date May 24, 2018
No. 2	[X] Yes	[ ] No	Date June 14, 2018
No. 3	[X] Yes	[ ] No	Date July 2, 2018
No. 4	[ ] Yes	[ ] No	Date _____
No. 5	[ ] Yes	[ ] No	Date _____

RFP/RFQ INFORMATION WAS OBTAINED FROM:

[X] BBCRA Website [ ] Newspaper Ad [ ] City Hall [ ] Other, please specify: _____

Proposer's Signature

Terri Murray

Print Name

Executive Director

Title

7/16/18

Date

ATTACHMENT "O"

PROPOSAL CHECKLIST

This Checklist is provided as an abbreviated reference to Paragraph I, Proposal Submission Requirements. This checklist is **NOT** intended to replace the requirements of Paragraph I:

1. ✓ Provide a written general statement of the qualifications of the Proposer.
2. ✓ Provide a certificate of good standing from the Secretary of State of Florida and the state in which the corporation is headquartered, if not Florida.
3. ✓ Provide a copy of the commercial lease agreement, if any, or proof of property ownership at the location the Proposer is currently licensed to do business.
4. ✓ Provide a list of personnel that will be part of the proposed project's development or management team, along with their professional qualifications and a list of similar projects on which they have actively participated.
5. ✓ Provide a written list of similar projects developed by the Proposer that were completed within the last five years, including photographs, addresses, date the projects were completed, and general project description.
6. ✓ Provide a detailed description of the proposed project, with text and graphics. This should include but not limited to a schematic site layout plan; proposed density, intensity, and height; parking locations; typical floor plans; and elevations, as well as the items listed in Paragraph F, "Architectural and Design Considerations," and Paragraph H, "Proposal Requirements for Project Site Plan," of this RFP/RFQ document.
7. ✓ Provide a breakdown of the proposed total number of housing units and housing unit types (attached or detached), including number of bedrooms and bathrooms, and square footage for each unit type.
8. ✓ Provide both a development and operating pro forma. The development pro forma shall include and clearly identify the cost of land acquisition from the BBCRA along with any proposed funding assistance being requested of the BBCRA, if any.
9. ✓ If the project is proposed to use other project based subsidies, Proposer must demonstrate extensive experience with obtaining such project-based subsidies for affordable housing by listing projects and the amount and type of subsidy utilized.
10. ✓ A program description of how the Developer will make attempts to utilize local residents, qualified contractors, and sub-contractors in the development, construction, operation and management of the proposed project.
11. ✓ A signed written statement of intent to purchase the project property indicating the proposed purchase price along with a statement of willingness to execute a Purchase and Development Agreement within ninety (90) days of selection if selected.
12. ✓ Authorization to Perform Credit Check for each Proposer entity. The Authorization must be executed by the appropriate officer of Proposer entity. See Attachments "E" and "F," Authorization forms.
13. ✓ Proof of financial capability to complete the proposed project.

14. ✓ The Proposer must submit a Marketing Plan which will indicate how the units will be sold, strategies of outreach to the end users and community, proposed recommended sale price ranges that are supported by the finance plan and proforma, and the project's proposed absorption rate.

15. ✓ An acknowledgement letter attesting that the Proposer has read and understands all procedures of this RFP/RFQ (see Attachment "D").

16. ✓ A promotional PowerPoint presentation of the Proposal, consisting of 10 to 15 slides.

17. ✓ A list of all civil and criminal legal actions in which each Proposer entity (and its parent entity if it is a subsidiary) is currently a named party or was a named party in the past four (4) years, providing the case number, case description, the state of jurisdiction, and disposition of each case. Proposer(s) may include any additional relevant information.

18. ✓ All other requirements contained in this RFP/RFQ, including all attachments that request a response or information from the Proposer.

Proposer's Signature

Terri Murray

Print Name

Executive Director

Title

7/16/18

Date

ATTACHMENT II

Summary of Cottage District Project Development Related Activities with Neighborhood Renaissance, Inc.

- February 20, 2019: CRA staff and the NRI development team met at the CRA office to review the two site plan options, project costs, pricing and other relevant issues in preparation for the March 7, 2019 CRAAB meeting.

- February 12, 2019: Presentation of conceptual development site plans and financial conditions. CRA Board assigned the CRAAB with the preliminary review and recommendation of conceptual development site plans and financial conditions.

- January 2, 2019: CRA staff and City of Boynton Beach staff from the Utility, Engineering and Public Works Departments met at the CRA office to discuss the existing services impacting the proposed project. These existing conditions relate to items such as but not limited to inadequate water and storm water service lines, sewer out-flow and inconsistent right-of-way widths. All of these items will have a major affect the cost of any future project.

- December 5, 2018: A site plan and elevation meeting was held with the NRI development team and CRA staff at the CRA offices to discuss the project elements in more detail. As of the date of this meeting, there was still a lack of information concerning the cost breakdowns for each element of the project. CRA staff will continue to work with NRI on pertinent issues until the January 8, 2019 Board meeting.

- November 29, 2018: CRA staff met with the City's Engineering, Public Works and Public Utilities Departments in order to verify existing conditions and future expectations resulting from construction of the project. These items will have an effect on project costs and are better planned for during the due diligence period rather than after the project begins.

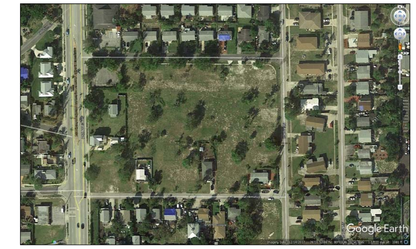
- October 12, 2018: CRA staff coordinated a site plan pre-application meeting with the NRI Development Team and City staff to discuss two "conceptual" project layout variations (see Attachment I). This meeting was very productive and generated much needed land development regulation and site plan related comments from City staff. Since the October 12th pre-application meeting, CRA staff has completed the soil percolation testing performed by Nutting Engineers and is in the process of updating the property survey with Avirom & Associates.

- September 18, 2018: CRA staff met with representatives of the NRI development team to discuss their proposal, number and types of units, the construction pro-forma and financing options as well as the overall feasibility and timing of the project.

SITE		
ZONING:	IPUD	
SITE:	4.28 ACRE	186,302 SQ. FT.
PROJECT:	SINGLE FAMILY DEVELOPMENT - 34 RESIDENTIAL UNITS	
UNIT MIX:	(A) 6 2- STORY, 3 BR. REAR ENTRY GARAGE	
	(B) 10 1- STORY, 3 BR. FRONT ENTRY GARAGE	
	(C) 7 1- STORY, 3 BR. REAR ENTRY GARAGE	
	(D) 11 1- STORY, 3 BR. FRONT ENTRY GARAGE	
DENSITY:	PERMITTED: 18 UNITS PER ACRE	
	PROPOSED: 8.1 UNITS PER ACRE	

BUILDING AND SITE REGULATIONS	REQUIRED	PROPOSED	
LOT FRONTAGE	FLEXIBLE	40 FEET	
SETBACKS			
FRONT	FLEXIBLE	15 FEET	
INTERIOR SIDE	FLEXIBLE	6 FEET TO 9 FEET	
CORNER SIDE	FLEXIBLE	10 FEET	
REAR	FLEXIBLE	15 FEET	
HEIGHT	45 FEET	14 FEET TO 25 FEET MEASURED TO MEDIAN ROOF HEIGHT	
BUILDING COVERAGE	50 %	57,823 SQ.FT.	31 %
PARKING	2 SPACES/UNIT		2 SPACES/UNIT
PARKING OFF STREET	N/A		13 SPACES
SIDEWALK	6 FEET WIDE	6 FEET WIDE FULL PERIMETER	

SITE STATISTICS		
LANDSCAPE	100,457 SQ. FT.	54 %
IMPERVIOUS AREA	85,845 SQ. FT.	46 %
PERVIOUS AREA	100,457 SQ. FT.	54 %
NEIGHBORHOOD PARK	0.2 ACRE	
VILLAGE GREEN	0.15 ACRE	



VICINITY MAP
N.T.S

NORTH

NORTH

SCALE 1"= 30'-0"

AW architects

RODOLFO ACEVEDO AIA
JAMES R. WILLIAMS AIA

7700 CONGRESS AVE.
SUITE 1114
BOCA RATON, FLORIDA 33487

TEL 561 997 1244
FAX 561 997 1675

JAMES R. WILLIAMS - AR 0017581
RODOLFO C. ACAVEDO - AR 0016324

THE COTTAGES AT SEACREST

BOYNTON BEACH, FLORIDA

FLORIDA LICENSURE: AA26002219

PROJECT NO.	18128
DESIGNED BY:	RA
DRAWN BY:	DB
CHECKED BY:	MB

SUBMITTALS:
BID SET:
PERMIT SET:

REVISIONS:

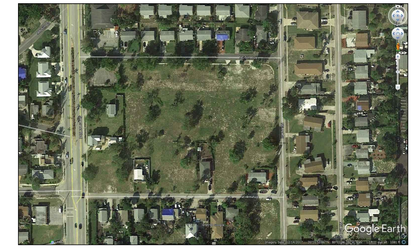
ARCHITECTURAL SITE PLAN

A 1.1

© 2018 AW ARCHITECTS, INCORPORATED ALL RIGHTS RESERVED. NO PART OF THESE IDEAS, PLANS OR DESIGNS MAY BE REPRODUCED, COPIED OR UTILIZED GRAPHICALLY IN ANY FORM WHATSOEVER WITHOUT THE EXPRESSED WRITTEN CONSENT OF AW ARCHITECTS INCORPORATED AND ITS BOARD OF DIRECTORS.

10/11/2018 10:22:00 AM racevedo S:\AWprojects\18000\18128\18128_Drawings\18128_Current\18128_DD\18128_A11_Site_Plan.dwg

SITE			BUILDING AND SITE REGULATIONS			SITE STATISTICS		
			REQUIRED		PROPOSED			
ZONING:	IPUD		LOT FRONTAGE	FLEXIBLE	40 FEET	LANDSCAPE	100,457 SQ. FT.	54 %
SITE:	4.28 ACRE	186,302 SQ. FT.		*SETBACKS*	*SETBACKS *	IMPERVIOUS AREA	85,845 SQ. FT.	46 %
PROJECT:	SINGLE FAMILY DEVELOPMENT - 34 RESIDENTIAL UNITS		FRONT	FLEXIBLE	15 FEET	PERVIOUS AREA	100,457 SQ. FT.	54 %
UNIT MIX:	(A) 5	2- STORY, 3 BR. FRONT ENTRY GARAGE - 1,650 SF (A/C)	INTERIOR SIDE	FLEXIBLE	6 FEET TO 9 FEET	NEIGHBORHOOD PARK	0.2 ACRE	
	(B) 13	1- STORY, 3 BR. FRONT ENTRY GARAGE - 1,526 SF (A/C)	CORNER SIDE	FLEXIBLE	10 FEET	VILLAGE GREEN	0.15 ACRE	
	(C) 5	1- STORY, 3 BR. FRONT ENTRY GARAGE - 1,460 SF (A/C)	REAR	FLEXIBLE	15 FEET			
	(D) 11	1- STORY, 3 BR. FRONT ENTRY GARAGE - 1,476 SF (A/C)	HEIGHT	45 FEET	14 FEET TO 25 FEET MEASURED TO MEDIAN ROOF HEIGHT			
DENSITY:	PERMITTED: 18 UNITS PER ACRE PROPOSED: 8.1 UNITS PER ACRE		BUILDING COVERAGE	50 %	57,823 SQ.FT. = 31%			
			PARKING	2 SPACES/UNIT	2 SPACES/UNIT			
	TOTAL UNITS: 34 UNITS		GUEST PARKING SPOTS	5 SPACES	18 SPACES			
			SIDEWALK	6 FEET WIDE	6 FEET WIDE FULL PERIMETER			



VICINITY MAP
N.T.S

NORTH

AW architects

RODOLFO ACEVEDO AIA
JAMES R. WILLIAMS AIA

7700 CONGRESS AVE.
SUITE 1114
BOCA RATON, FLORIDA 33487

TEL 561 997 1244
FAX 561 997 1675

JAMES R. WILLIAMS - AR 0017581
RODOLFO C. ACAVEDO - AR 0016324

THE COTTAGES AT SEACREST

BOYNTON BEACH, FLORIDA

FLORIDA LICENSURE: AA26002219

PROJECT NO.	18128
DESIGNED BY:	RA
DRAWN BY:	DB
CHECKED BY:	MB

SUBMITTALS:
BID SET:
PERMIT SET:

REVISIONS:

ARCHITECTURAL SITE PLAN

A 1.1

© 2018 AW ARCHITECTS, INCORPORATED. ALL RIGHTS RESERVED. NO PART OF THESE IDEAS, PLANS OR DESIGNS MAY BE REPRODUCED, COPIED OR UTILIZED GRAPHICALLY IN ANY FORM WHATSOEVER WITHOUT THE EXPRESSED WRITTEN CONSENT OF AW ARCHITECTS INCORPORATED AND ITS BOARD OF DIRECTORS.

10/23/2018 2:50:06 PM rcanjura S:\AWprojects\18000\18128\18128_Drawings\18128_Current\18128_DD\18128_A11_Site_Plan.dwg

The Cottages at Seacrest: Pro Forma Based on Site Plan A - February 6, 2019

Home Construction Work		Construction Costs (34 Units)	Per Sq. Ft (gross)	Per Unit Cost
Land Purchase - Requested CRA Contribution		$ 10	$ -	
Actual Hard Construction Costs				
Off-site Work (utilities, paving, streetscape)				
On-site Work (utilities, paving)				
Construction of Homes		$ 6,298,930	$ 110.00	$ 185,263
Architectural Upgrades		$ 286,315	$ 5.00	$ 8,421
Contingency	5.00%	$ 329,262	$ 5.75	$ 9,684
Hard Costs Including Contingency		$ 6,914,507	$ 120.75	$ 203,368
Developer Fee on Construction Costs	**11.5%**	**$ 795,168**	**$ 13.89**	**$ 23,387**
Total Hard Construction Cost		**$ 7,709,676**	**$ 134.64**	**$ 226,755**
Financial Costs				
Construction Loan Interest	5.50%	$ 114,569	$ 2.00	$ 3,370
Application Fee		$ 256	$ 0.00	$ 8
Construction Loan Orig. Fee	0.50%	$ 19,175	$ 0.33	$ 564
Total Financial Cost		**$ 133,999**	**$ 2.34**	**$ 3,941**
General Development Cost				
Accounting Fees		$ 4,261	$ 0.07	$ 125
Appraisal Costs		$ 2,000	$ 0.03	$ 59
Architect's Fee - Design		$ 106,527	$ 1.86	$ 3,133
Architect's Fee - Supervision		$ 21,305	$ 0.37	$ 627
Builder's Risk Insurance		$ 28,900	$ 0.50	$ 850
Building Permits	2.30%	$ 146,492	$ 2.56	$ 4,309
Civil Engineer		$ -	$ -	$ -
Environmental Testing and Report		$ 852	$ 0.01	$ 25
BB Impact parks, storm		$ 20,230	$ 0.35	$ 595
Impact Fees (PBC only)		$ 323,165	$ 5.64	$ 9,505
Impact Fee Credit (estimated)		$ (132,065)	$ (2.31)	$ (3,884)
Land Closing Costs		$ 7,500	$ 0.13	$ 221
Legal Fees		$ 17,044	$ 0.30	$ 501
Marketing and Advertising		$ 50,000	$ 0.87	$ 1,471
Siteplan, zoning, platting		$ -	$ -	$ -
Property Taxes-during construction/holding period		$ 8,500	$ 0.15	$ 250
Soil Test Report		$ 852	$ 0.01	$ 25
Survey		$ 2,000	$ 0.03	$ 59
Title Insurance on conveyance		$ 4,261	$ 0.07	$ 125
Domestic Water Connection and capacity Fees		$ 116,858	$ 2.04	$ 3,437
Reclaimed Water Connection and capacity Fees		$ 60,894	$ 1.06	$ 1,791
Closing Costs (home sales)	1.50%	$ 134,880	$ 2.36	$ 3,967
Commissions to third party agents	3.00%	$ 269,760	$ 4.71	$ 7,934
Other soft cost contingency	10.0%	$ 82,896	$ 1.45	$ 2,438
Total General Development Cost		**$ 1,277,113**	**$ 22.30**	**$ 37,562**
Developer Fee: Financial & Gen. Development Costs	**11.5%**	**$ 146,868**	**$ 2.56**	**$ 4,320**
Total		**$ 9,267,656**	**$ 161.84**	**$ 272,578**

Financial Sources			
Proceeds from the Sale of Units	**$ 9,000,000**		$ 264,706
CRA Funding Assistance - Utility Capacity waiver	**$ 116,858**		$ 3,437
CRA Funding Assistance	**$ 150,798**		$ 4,435
Total	**$ 9,267,656**		**$ 272,578**

On-site Work			Per Sq. Ft (gross)
Land Purchase - Requested CRA Contribution		$ 10	$ -
Actual Hard Construction Costs			
On-site Work (utilities, paving)		$ 732,597	$ 12.79
Contingency	10%	$ 73,260	$ 1.28
Hard Costs Including Contingency		$ 805,857	$ 14.07
Developer Project Management Fee	**11.5%**	**$ 92,674**	**$ 1.62**
Total Hard Construction Cost		**$ 898,530**	**$ 15.69**
Financial Costs (would be $0 if CRA pays)			
Construction Loan Interest		$ 163,670	$ 2.86
Application Fee		$ 30	$ 0.00
Construction Loan Orig. Fee		$ 2,230	$ 0.04
Total Financial Cost		**$ 165,930**	$ 2.90
General Development Cost			
Accounting Fees		$ 496	$ 0.01
Architect's Fee - Design		$ 12,390	$ 0.22
Architect's Fee - Supervision		$ 2,478	$ 0.04
Builder's Risk Insurance		$ -	$ -
Building Permits		$ 17,038	$ 0.30
Civil Engineer		$ 73,260	$ 1.28
Environmental Testing and Report		$ 99	$ 0.00
Legal Fees		$ 1,982	$ 0.03
Siteplan, zoning, platting		$ 75,000	$ 1.31
Property Taxes-during construction/holding period		$ -	$ -
Soil Test Report		$ 99	$ 0.00
Survey		$ -	$ -
Title Insurance on conveyance		$ 496	$ 0.01
Domestic Water Connection and capacity Fees		$ -	$ -
Reclaimed Water Connection and capacity Fees		$ -	$ -
Other soft cost contingency		$ 9,641	$ 0.17
Total General Development Cost		**$ 192,978**	$ 3.37
Total		**$ 1,257,438**	**$ 21.96**

Financial Sources	
CRA Funding Assistance	**$ 1,257,438**
Total	**$ 1,257,438**

Off-site Work			Per Sq. Ft (gross)
Land Purchase - Requested CRA Contribution		$ 10	$ -
Actual Hard Construction Costs			
Off-site Work (utilities, paving, streetscape)		$ 359,740	$ 6.28
Pocket Park Construction Cost		$ 75,000	$ 1.31
Hard Cost Sub-total		$ 434,740	$ 7.59
Contingency	10%	$ 43,474	$ 0.38
Hard Costs Including Contingency		$ 478,214	$ 8.35
Developer Project Management Fee	**11.5%**	**$ 54,995**	**$ 0.96**
Total Hard Construction Cost		**$ 533,209**	**$ 9.31**
Financial Costs (would be $0 if CRA pays)			
Construction Loan Interest		$ 49,101	$ 0.86
Application Fee		$ 15	$ 0.00
Construction Loan Orig. Fee		$ 1,095	$ 0.02
Total Financial Cost		**$ 50,211**	**$ 0.88**
General Development Cost			
Accounting Fees		$ 243	$ 0.00
Architect's Fee - Design		$ 6,084	$ 0.11
Architect's Fee - Supervision		$ 1,217	$ 0.02
Builder's Risk Insurance		$ -	$ -
Building Permits		$ 8,366	$ 0.15
Civil Engineer		$ 43,474	$ 0.76
Environmental Testing and Report		$ 49	$ 0.00
Legal Fees		$ 973	$ 0.02
Siteplan, zoning, platting		$ -	$ -
Property Taxes-during construction/holding period		$ -	$ -
Soil Test Report		$ 49	$ 0.00
Survey		$ -	$ -
Title Insurance on conveyance		$ 243	$ 0.00
Domestic Water Connection and capacity Fees		$ -	$ -
Reclaimed Water Connection and capacity Fees		$ -	$ -
Other soft cost contingency		$ 4,734	$ 0.08
Total General Development Cost		**$ 65,433**	**$ 1.14**
Total		**$ 648,852**	**$ 11.33**

Financial Sources	
CRA Funding Assistance	**648,852**
Total	**$ 648,852**

Total Development Cost
$ 10
$ 942,836
$ 8,198,578
$ 350,140
$ 1,535,524
$ 146,868
$ 11,173,946

$ 1,089,704
$ 1,120,000
$ 2,057,088
$ 3,177,088

PROJECT FUND ALLOCATION SPREADSHEET

CRA Budgetary Considerations for Future Projects		FY19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25
Estimated Project Fund Budget Allocation amount for the next six fiscal years:	**FY18/19**	**$ 5,359,855**	**$ 6,620,740**	**$ 6,818,399**	**$ 7,118,141**	**$ 8,505,454**	**$ 9,222,455**
Current and Proposed Projects	**Total Project Fund Allocations**						
Town Square Project Funding	**$ 3,700,000**	$ 3,700,000	$ 3,700,000	$ 3,550,000	$ 3,550,000	$ 3,550,000	$ 3,550,000
MLK Corridor Redevelopment	**$ 1,600,000**						
Property Acquisition	$ 475,000	-	-	-	-	-	-
Model Block	**$ 125,000**						
Cottage District Project	**$ 140,462**						
Site Work and Demolition	$ 66,315						
Economic Development Grants	$ 500,000	-	-	-	-	-	-
Neighborhood Policing Unit	**$ 370,000**	$ 370,000	-	-	-	-	-
Business Promotional Events	$ 519,000	-	-	-	-	-	-
Marketing - Business Assistance	$ 80,000	-	-	-	-	-	-
Historic Woman's Club of BB (ext.&int. prep/paint)	$ 150,000	-	-	-	-	-	-
Marina Harbor Master Bldg./Slips/ Site Imprv.	$ 40,000						
Professional Development Services (Arch., Eng., etc.)	$ 205,000						
Project Related Legal Services	$ 125,000						
Community Caring Center Acquisition	**$ 250,000**	-	-	-	-	-	-
Community Caring Center Relocation	$ -	$ 300,000	-	-	-	-	-
Development of Future Projects	**$ 883,712**	-	-	-	-	-	-
Nonprofit Grant - Business/Housing	$ 95,000	-	-	-	-	-	-
Marina Dive/Tournament Event	$ 10,000						
		-	-	-	-	-	-
Total Amount Allocated ►	$ 9,334,489	$ 4,370,000	$ 3,700,000	$ 3,550,000	$ 3,550,000	$ 3,550,000	$ 3,550,000
	Remaining Project Fund Balance ►	**$ 989,855**	**$ 2,920,740**	**$ 3,268,399**	**$ 3,568,141**	**$ 4,955,454**	**$ 5,672,455**

CAPITAL OUTLAY - FY 2018-2019	Acct Line Item #02-58200	Property Purchases 02-58200-401	Construction in Progress 02-58200-404	Site Work & Demolition 02-58200-405	Infrastructure & Streetscape 02-58200-406				
		Property Purchases	Woman's Club/Marina	Site Work & Demolition	Town Square Project	MLK Corridor Redevelopment	Cottage District Project	Future Development Projects	Model Block
	Line Item Budget ▶	$ 475,000	$ 190,000	$ 66,315	$ 3,700,000	$ 1,600,000	$ 140,462	$ 883,712	$ 137,270
	Amendments ▶		$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Amendments ▶								
	Revised Budget ▶	$ 475,000	$ 190,000	$ 66,315	$ 3,700,000	$ 1,600,000	$ 140,462	$ 883,712	$ 137,270
							Line Item Total =		$ 6,461,444

Date	Vendor/Expenditures	Property Purchases	Woman's Club/Marina	Site Work & Demolition	Town Square Project	MLK Corridor Redevelopment	Cottage District Project	Future Development Projects	Model Block
11/14/18	Property Purchase 1003 NE 3rd Street - HOB	$ 14,510.00							
11/05/18	Lewis Longman Walker - Refund for 211 E Ocean Closing	$ (2,154.10)							
11/07/18	City of Boynton Beach - Woman's Club - Railing Replacement Permit		$ 495.31						
10/31/18	Year End Accrual							$ (744.48)	
11/07/18	Nutting Engineers of Florida - Cottage District						$ 1,100.00		
11/29/18	Townsquare Project				$ 3,700,000.00				
10/01/18	Property Accrual	$ (799.14)							
12/28/18	Avirom & Associates, Inc. - Cottage District Survey						$ 300.00		
01/24/19	Vance Real Estate Service - Cottage District Appraisal						$ 500.00		
01/25/19	Voided remaining balance on PO# 1701	$ (28.84)							
	ARS Environmental, Inc. MLK Corridor					$ 450.00			
	Expenditures YTD ▶	$ 11,527.92	$ 495.31	$ -	$ 3,700,000.00	$ 450.00	$ 1,900.00	$ (744.48)	$ -
	Remaining Funding Available ▶	$ 463,472 ▲	$ 189,505 ▲	$ 66,315 ▲	$ - ▲	$ 1,599,550 ▲	$ 138,562 ▲	$ 884,456 ▲	$ 137,270 ▲
		Property Purchases	Woman's Club/Marina	Site Work & Demolition	Town Square Project	MLK Corridor Redevelopment	Cottage District Project	Future Development Projects	Model Block
							Line Item Total =		$ 6,461,444

Balance Remaining ▶	$ 2,759,838

Neighborhood Renaissance

Diverse Communities – Strong Economies

THE COTTAGES AT SEACREST

BOYNTON BEACH CRA

Neighborhood Renaissance

Diverse Communities – Strong Economies

- **Established in 1992, Neighborhood Renaissance is a nonprofit community development corporation dedicated to building and supporting strong economies and diverse communities.**

- **As of 2018, the organization's *net worth rose to $13,800,000* leveraging *investments of over $32 million* in the last five years and expanded its programs, services, real estate portfolio and its geographic reach throughout Palm Beach communities in need of homes for working families.**

- **Completed projects range from the construction of 13 new homes in the Westgate-Belvedere Homes CRA to a $12 million program to acquire and renovate 76 distressed dwellings in Palm Beach County's Urban Redevelopment Area - we have completed and sold over 180 single-family homes.**

- **Our goal is to strengthen neighborhoods through the pride of home ownership and the removal of blight. Continued homeownership is reinforced and public investment is protected through deed restrictions on re-sale, restrictive loans and ground leases to assure the homes do not fall into the ownership of out of area investors.**

- **Development, planning, construction and financing activities are managed by Terri Murray - Executive Director, Michael Pecar - Director of Real Estate and Carlos Toledo - Development Project Manager with a combined 90 years of experience in all aspects of commercial and residential development. Our executive team over the years has worked in many public-private partnerships.**

Neighborhood Renaissance

Diverse Communities – Strong Economies

West Village: 8 live/work townhomes for sale to creative households and a 2,000 square ft. retail building located at Lucerne Ave and F Street in downtown Lake Worth

Mango Cove, 36-unit apartment community adjacent to Lake Clarke Shores

Neighborhood Renaissance

Diverse Communities – Strong Economies

Desirable Home and Community Features

- Affordable homes priced in the mid-$200,000's fill the need for homes under $300,000
- Old Florida Beach Town design with generous front porches
- Minimal use of street facing garages
- Lush landscaping of the homes and community open spaces
- Homes and landscaping will be certified as sustainable, energy efficient and water wise
- Walkable location close to Town Square and Ocean Avenue amenities

Public Benefits

- 34 new owner-occupied households within the Boynton TOD
- Real estate tax basis increased by $9.5 million based on projected sales prices
- Economic development by bringing jobs during construction with local hiring of construction workers and sub-contractor goals
- New households with expendable incomes to support local service, dining and entertainment businesses
- Blighted vacant lots are redeveloped with new energy efficient residences
- Beautification of the neighborhood with new streetscape with sidewalks, curbs and landscaping
- Pocket Park for the neighborhood residents with trees, walkways and seating

Plan A

NE 5TH AVE.
PARALLEL PARKING
COMPLIMENTARY STREET LIGHT
PARK 0.20 AC
SE CREST BLVD
NE. 1ST ST.
1 STORY BUILDING
2 STORY BUILDING
SHED ON CONC. PAD
GARAGE
VILLAGE GREEN
#115 1 STORY BUILDING
#133 1 STORY BUILDING
NE 4TH AVE.

Plan B

NE 5TH AVE.
NE 4TH AVE.
SEACREST BLVD
NE. 1ST ST.
COMPLIMENTARY STREET LIGHT
1 STORY BUILDING
2 STORY BUILDING
GARAGE
SHED ON CONC. PAD
#115 1 STORY BUILDING
#133 1 STORY BUILDING
VILLAGE GREEN
A
B
C
D

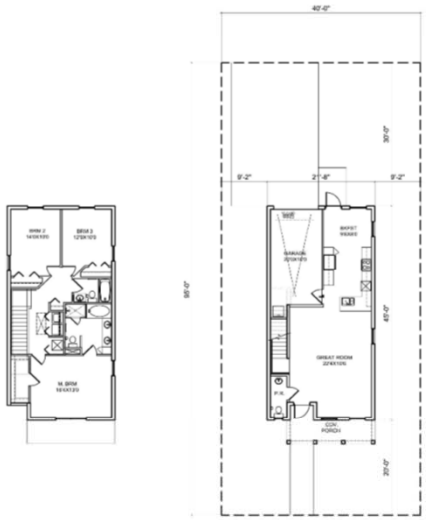
THE COTTAGE AT SEACREST
FLOOR PLANS & ELEVATIONS - TYPE A
SCALE: 1" = 10'-0"

UNIT A ELEVATION

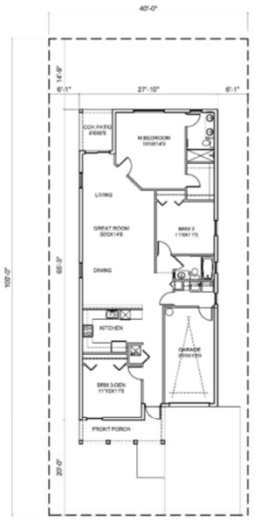
UNIT B ELEVATION

UNIT C ELEVATION

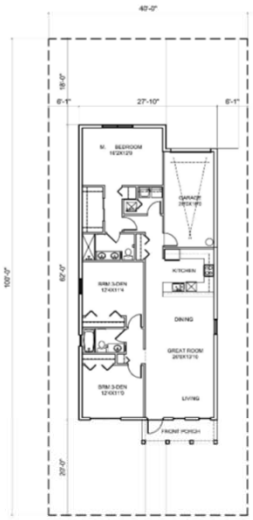
UNIT D ELEVATION



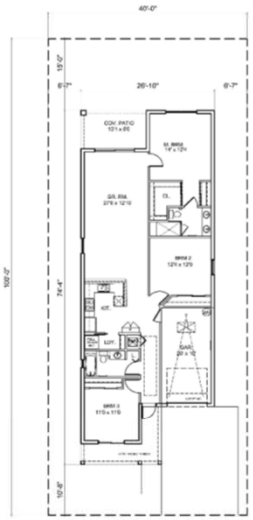
UNIT A FLOOR PLAN
1,595 SF A/C
221 SF 1-CAR GARAGE



UNIT B FLOOR PLAN
1,493 SF A/C
221 SF 1-CAR GARAGE



UNIT C FLOOR PLAN
1,454 SF A/C
221 SF 1-CAR GARAGE



UNIT D FLOOR PLAN
1,435 SF A/C
221 SF 1-CAR GARAGE

COTTAGE DISTRICT
BOYNTON BEACH, FL
PROJECT #18130
02.06.2019

Neighborhood Renaissance
Diverse Communities ~ Strong Economies

AW architects

© 2019 AW ARCHITECTS, INC.

UNIT A ELEVATION

UNIT B ELEVATION

UNIT C ELEVATION

UNIT D ELEVATION

Style	Layout	Bedrooms	Baths	No. of Units	Unit Size / AC Area	Price psf	Sale Price
2 Story Detached	A	3	2	6	1,595	$ 169.28	$ 270,000
1 Story Detached	B	3	2	10	1,493	180.84	270,000
1 Story Detached	C	3	2	7	1,454	180.19	262,000
1 Story Detached	D	3	2	11	1,435	179.79	258,000
Total Units or Average				**34**	**1,484**	**$ 178.19**	**$ 264,471**

© 2019 AW ARCHITECTS, INC.

Neighborhood Renaissance

Diverse Communities – Strong Economies

PRICING AND AFFORDABILITY

The Cottages at Seacrest

Houshold Income Range	60% - 80% AMI	80% - 100% AMI	100% - 120% AMI	120% - 140% AMI
	$46,140 - $61,520	$61,520 - $76,900	$76,900 - $92,280	$92,280 - $107,660
Market Sales Price	$ 264,706	$ 264,706	$ 264,706	$ 264,706
Affordable Purchase Price - Maximum	157,571	221,620	295,320	369,020
Buyer Subsidy Required	$ 107,135	$ 43,086	$ -	$ -
Required Buyer Investment to Close @ 7%	$ 18,529	$ 18,529	$ 18,529	$ 18,529

The Cottages at Seacrest: Pro Forma Based on Site Plan A - February 6, 2019

Home Construction Work		Construction Costs (34 Units)	Per Sq. Ft (gross)	Per Unit Cost
Land Purchase - Requested CRA Contribution		$ 10	$ -	
Actual Hard Construction Costs				
Off-site Work (utilities, paving, streetscape)				
On-site Work (utilities, paving)				
Construction of Homes		$ 6,298,930	$ 110.00	$ 185,263
Architectural Upgrades		$ 286,315	$ 5.00	$ 8,421
Contingency	5.00%	$ 329,262	$ 5.75	$ 9,684
Hard Costs Including Contingency		$ 6,914,507	$ 120.75	$ 203,368
Developer Fee		**$ 942,036**	**$ 16.45**	**$ 27,707**
Total Hard Construction Cost		**$ 7,856,543**	**$ 137.20**	**$ 231,075**
Financial Costs				
Construction Loan Interest	5.50%	$ 114,569	$ 2.00	$ 3,370
Application Fee		$ 256	$ 0.00	$ 8
Construction Loan Orig. Fee	0.50%	$ 19,175	$ 0.33	$ 564
Total Financial Cost		**$ 133,999**	**$ 2.34**	**$ 3,941**
General Development Cost				
Accounting Fees		$ 4,261	$ 0.07	$ 125
Appraisal Costs		$ 2,000	$ 0.03	$ 59
Architect's Fee - Design		$ 106,527	$ 1.86	$ 3,133
Architect's Fee - Supervision		$ 21,305	$ 0.37	$ 627
Builder's Risk Insurance		$ 28,900	$ 0.50	$ 850
Building Permits	2.30%	$ 146,492	$ 2.56	$ 4,309
Civil Engineer		$ -	$ -	$ -
Environmental Testing and Report		$ 852	$ 0.01	$ 25
BB Impact parks, storm		$ 20,230	$ 0.35	$ 595
Impact Fees (PBC only)		$ 323,165	$ 5.64	$ 9,505
Impact Fee Credit (estimated)		$ (132,065)	$ (2.31)	$ (3,884)
Land Closing Costs		$ 7,500	$ 0.13	$ 221
Legal Fees		$ 17,044	$ 0.30	$ 501
Marketing and Advertising		$ 50,000	$ 0.87	$ 1,471
Siteplan, zoning, platting		$ -	$ -	$ -
Property Taxes-during construction/holding period		$ 8,500	$ 0.15	$ 250
Soil Test Report		$ 852	$ 0.01	$ 25
Survey		$ 2,000	$ 0.03	$ 59
Title Insurance on conveyance		$ 4,261	$ 0.07	$ 125
Domestic Water Connection and capacity Fees		$ 116,858	$ 2.04	$ 3,437
Reclaimed Water Connection and capacity Fees		$ 60,894	$ 1.06	$ 1,791
Closing Costs (home sales)	1.50%	$ 134,880	$ 2.36	$ 3,967
Commissions to third party agents	3.00%	$ 269,760	$ 4.71	$ 7,934
Other soft cost contingency	10.0%	$ 82,896	$ 1.45	$ 2,438
Total General Development Cost		**$ 1,277,113**	**$ 22.30**	**$ 37,562**
Total		**$ 9,267,656**	**$ 161.84**	**$272,578**

Financial Sources			
Proceeds from the Sale of Units	**$ 9,000,000**		$264,706
CRA Funding Assistance - Utility Capacity waiver	**$ 116,858**		$ 3,437
CRA Funding Assistance	**$ 150,798**		$ 4,435
Total	**$ 9,267,656**		**$272,578**

On-site Work		Per Unit Cost
Land Purchase - Requested CRA Contribution	$ 10	$ 0
Actual Hard Construction Costs		
On-site Work (utilities, paving)	$ 732,597	$ 21,547
Contingency	$ 73,260	2,155
Hard Costs Including Contingency	$ 805,857	$ 23,702
Developer Project Management Fee 11.5%	**$ 92,674**	**$ 2,726**
Total Hard Construction Cost	**$ 898,530**	**$ 26,427**
Financial Costs		
Construction Loan Interest	$ 163,670	$ 4,814
Application Fee	$ 30	$ 1
Construction Loan Orig. Fee	$ 2,230	$ 66
Total Financial Cost	**$ 165,930**	$ 4,880
General Development Cost		
Accounting Fees	$ 496	$ 15
Appraisal Costs	$ -	$ -
Architect's Fee - Design	$ 12,390	$ 364
Architect's Fee - Supervision	$ 2,478	$ 73
Builder's Risk Insurance	$ -	$ -
Building Permits	$ 17,038	$ 501
Civil Engineer	$ 73,260	$ 2,155
Environmental Testing and Report	$ 99	$ 3
BB Impact parks, storm	$ -	$ -
Impact Fees (PBC only)	$ -	$ -
Impact Fee Credit (estimated)	$ -	$ -
Land Closing Costs	$ -	$ -
Legal Fees	$ 1,982	$ 58
Marketing and Advertising	$ -	$ -
Siteplan, zoning, platting	$ 75,000	$ 2,206
Property Taxes-during construction/holding period	$ -	$ -
Soil Test Report	$ 99	$ 3
Survey	$ -	$ -
Title Insurance on conveyance	$ 496	$ 15
Domestic Water Connection and capacity Fees	$ -	$ -
Reclaimed Water Connection and capacity Fees	$ -	$ -
Closing Costs (home sales)	$ -	$ -
Commissions to third party agents	$ -	$ -
Other soft cost contingency	$ 9,641	$ 284
Total General Development Cost	**$ 192,978**	$ 5,675.83
Total	**$ 1,257,438**	**$ 36,983**

Financial Sources	
CRA Funding Assistance	**$ 1,257,438**
Total	**$ 1,257,438**

Off-site Work		Per Unit Cost
Land Purchase - Requested CRA Contribution	$ 10	$ 0
Actual Hard Construction Costs		
Off-site Work (utilities, paving, streetscape)	$ 359,740	$ 10,581
Pocket Park Construction Cost	$ 75,000	$ 2,206
Sub-total Hard Construction	$ 434,740	$ 12,786
Contingency	$ 43,474	$ 1,279
Hard Costs Including Contingency	$ 478,214	$ 14,065
Developer Project Management Fee 11.	**$ 54,995**	**$ 1,617**
Total Hard Construction Cost	**$ 533,209**	**$ 15,683**
Financial Costs		
Construction Loan Interest	$ 49,101	$ 1,444
Application Fee	$ 15	$ 0
Construction Loan Orig. Fee	$ 1,095	$ 32
Total Financial Cost	**$ 50,211**	**$ 1,477**
General Development Cost		
Accounting Fees	$ 243	$ 7
Appraisal Costs	$ -	$ -
Architect's Fee - Design	$ 6,084	$ 179
Architect's Fee - Supervision	$ 1,217	$ 36
Builder's Risk Insurance	$ -	$ -
Building Permits	$ 8,366	$ 246
Civil Engineer	$ 43,474	$ 1,279
Environmental Testing and Report	$ 49	$ 1
BB Impact parks, storm	$ -	$ -
Impact Fees (PBC only)	$ -	$ -
Impact Fee Credit (estimated)	$ -	$ -
Land Closing Costs	$ -	$ -
Legal Fees	$ 973	$ 29
Marketing and Advertising	$ -	$ -
Siteplan, zoning, platting	$ -	$ -
Property Taxes-during construction/holding period	$ -	$ -
Soil Test Report	$ 49	$ 1
Survey	$ -	$ -
Title Insurance on conveyance	$ 243	$ 7
Domestic Water Connection and capacity Fees	$ -	$ -
Reclaimed Water Connection and capacity Fees	$ -	$ -
Closing Costs (home sales)	$ -	$ -
Commissions to third party agents	$ -	$ -
Other soft cost contingency	$ 4,734	$ 139
Total General Development Cost	**$ 65,433**	**$ 1,924**
Total	**$ 648,852**	**$ 19,084**

Financial Sources	
CRA Funding Assistance	**648,852**
Total	**$ 648,852**

Total Development Cost	
$ 10	**CRA Land Contribution**
$ 1,089,704	**Developer Fee 11.5%**
$ 8,198,578	**Hard Construction Costs**
$ 350,140	**Financial Costs**
$ 1,535,524	**General Development Costs**
##########	**Overall Total**

Financial Sources	
$ 1,089,704	**Total Developer Fee 11.5%**
$ 1,120,000	**CRA Land Value Contribution**
$ 2,057,088	**CRA Funding Contribution**
$ 3,177,088	**Total CRA Contribution**

Neighborhood Renaissance

Diverse Communities – Strong Economies

The Cottages at Seacrest

	Timeline																									January Through
Activity	Start	Completion	Days	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	December-21
Purchase & Development Agreement	3/1/2019	4/30/2019	60																							
Zoning/Land Use Approvals	4/1/2019	7/30/2019	120																							
Civil Engineering Site Design	6/1/2019	7/31/2019	60																							
Permits Site Work	8/10/2019	10/9/2019	60																							
Site Construction	10/19/2019	12/18/2019	60																							
Architectural Plans	4/1/2019	6/30/2019	90																							
Permits - Homes	6/30/2019	8/29/2019	60																							
Lot take downs	12/1/2019	11/30/2021	730										(1)													
Home Construction	12/1/2019	11/30/2021	730																							
Close - sale of homes	5/1/2020	12/31/2021	609															(2)								

(1) Take title to first lots - 12/1/2019

(2) First closing of the sales of homes - 5/1/2020

ADVISORY BOARD ITEM C.3.

NEW ASSIGNMENTS

SUBJECT:

Consideration of Equitable Economic Development Grants

SUMMARY:

At their February 12, 2019 meeting, the CRA Board approved a new assignment for the CRA Advisory Board (CRAAB).

The assignment is for the CRAAB to research the topic of economic and racial equity and determine if the CRA's Commercial Grant Programs are meeting the intended goals of the Agency programs. Are there any recommendations that can be made to improve the economic or racial equity of the CRA's grant programs for Fiscal Year 2019-2020?

CRA staff has provided the current Commercial Grant Program Guidelines and Application packets as Attachments I & II.

ATTACHMENTS:

	Description
🗋	**Attachment I - FY 2018 - 2019 Commercial Rent Reimbursement Grant Application**
🗋	**Attachment II - FY 2018 - 2019 Commercial Property Improvement Grant Application**

October 1, 2018 – September 30, 2019

BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY COMMERCIAL RENT REIMBURSEMENT GRANT PROGRAM

Program Rules and Regulations

The Commercial Rent Reimbursement Grant Program is designed to help facilitate the establishment of new businesses and aid in the expansion of existing businesses within the Boynton Beach Community Redevelopment Agency (the "CRA") District. The program is designed to provide financial assistance to new and existing businesses in the form of rent reimbursement intended to help businesses during the critical first year of operation.

The CRA reserves the right to approve or deny any Commercial Rent Reimbursement Grant Program application and to deny payment at any time if, in its sole and absolute discretion, it determines that the business will not advance the goals and objectives established for redevelopment of the CRA District. The receipt of past payments is not a guarantee of future payments.

For purposes of this application, the term "new business" means a company in operation for less than six months or relocating to Boynton Beach. The term "existing business" means a company that has been in operation within the CRA District for a minimum of two years at the time of application and has at least two years remaining on its existing lease.

The Boynton Beach CRA is a public agency and is governed by the "Florida Public Records Law" under Florida State Statutes, Chapter 119. Any documents provided by

Initials_____

710 North Federal Highway, Boynton Beach, FL 33435 – Phone: (561) 737 -3256 Fax: (561) 737 -3258
www.catchboynton.com

the Applicant(s) may be produced by the CRA upon receipt of a public records request, subject to any exemptions provided by Florida Law.

Incentive Funding

The Commercial Rent Reimbursement Grant Program offers financial assistance through a reimbursable grant in the form of a quarterly rent reimbursement. New businesses are eligible to apply for assistance for up to six months from the issuance of the City of Boynton Beach Business Tax Receipt.

Rent Reimbursements will not be paid until all construction has ended, permits are closed out, City and County licenses are obtained, and the business is open for operation under a Temporary Certificate of Occupancy (TCO) or a Certificate of Occupancy (CO). For businesses that do not require any construction work, rent reimbursements will not be paid until City and County licenses are obtained and the business is open for operation.

On a quarterly basis, the CRA will issue reimbursement directly to the applicant. Reimbursement is for the monthly rent payment made to the landlord, and is dependent upon receipt of verification that the payment has been cleared by the bank.

The responsibility for all rental payments is between the parties to the lease, as such the tenant and the landlord. As grantor, the CRA neither bears nor accepts any responsibility for payment of rent at any time, nor penalties incurred for the late arrival of payments by any party.

Eligibility Requirements

Applicants must meet all of the following requirements in order to be considered eligible to receive grant funding:

- Applicant must be the business entity (or d/b/a) named and the principal owners named on the corporation documents, and must be the landlord or business owner of the company occupying the property to be improved.
- Must be located within the CRA District (see attached map).

Initials_____

710 North Federal Highway, Boynton Beach, FL 33435 – Phone: (561) 737 -3256 Fax: (561) 737 -3258
www.catchboynton.com

- Must provide proof that the business is properly licensed by all necessary levels of government and professional associations or agencies (copies of city and county licenses or receipts that the licenses have been applied for).
- Non-profit and residentially zoned properties are NOT eligible.
- An existing business must expand to occupy more than 50% of its current square footage size. Verification of this threshold must be provided in the application package. Exceptions to this rule may be made at the discretion of the CRA Board if the tenant is losing their current space due to redevelopment of the site.
- The Applicant's Experian consumer credit report must reflect an acceptable level of financial stability, as determined in the sole discretion of the CRA. A copy of the consumer report will be provided to the applicant upon request. Applicants must have an Experian credit score of 601 or higher and have no listed history of bankruptcy to be eligible. If there is more than one business owner, the majority of the business owners must have credit scores of 601 or higher to be eligible.
- Applicant must have an executed multi-year lease with at least two years remaining on the lease.
- Proposed leases must be executed within 30 days of CRA Board approval or the grant award is terminated.
- The Commercial Rent Reimbursement Grant Program may only be used one time by any one specific business entity or business owner.
- Grantees shall allow the CRA the rights and use of photos and project application materials.

Ineligible Businesses

The following businesses are considered ineligible for assistance under the Commercial Rent Reimbursement Grant Program:

- Firearm Sales/Shooting Range
- Religion-Affiliated Retail Stores
- Non-profit organizations
- Check Cashing Stores
- Kava Tea Bars
- Adult Entertainment
- Adult Arcades
- Convenience Store
- Churches/places of worship
- Take-out Foods
- Tattoo Shops / Body Piercing / Body Art Shops
- Liquor Stores
- Vapor Cigarette, E Cigarette Stores

Initials_____

710 North Federal Highway, Boynton Beach, FL 33435 – Phone: (561) 737 -3256 Fax: (561) 737 -3258
www.catchboynton.com

- Alcohol and/or Drug Rehabilitation Centers/Housing
- Any other use that the CRA staff or CRA Board determine will not support the redevelopment of the CRA District
- Pawn Shops
- Medical Research Centers/Housing
- Massage/Personal Services

Grant Terms and Conditions

This grant is divided into two tiers of eligibility. Businesses are classified into tiers based on the type of business, which then determines the amount of eligible funding.

Grant funding amounts will be based on the applicant's project budget specified at the time of CRA Board approval.

Tier One Business

Tier One Businesses are eligible for reimbursement for up to half (50%) of the business's base monthly rent or $1,750 per month, whichever is less (maximum amount of the grant is $21,000, distributed in four quarterly payments).

Tier One Businesses must be one of the following types of businesses:

- Restaurant
- Bakery
- Gourmet Food Market

Tier Two Business

Tier Two Businesses are eligible for reimbursement for up to half (50%) of the business's base monthly rent or $1,250 per month, whichever is less (maximum amount of the grant is $15,000, distributed in four quarterly payments.

Initials_____

710 North Federal Highway, Boynton Beach, FL 33435 – Phone: (561) 737 -3256 Fax: (561) 737 -3258
www.catchboynton.com

Examples of Tier Two Businesses include, but are not limited to, the following types of businesses:

- Home Décor/Design – home furnishings, art galleries, kitchen wares
- Accounting Offices
- Real Estate Offices
- Bed and Breakfasts
- Marketing Offices
- Fitness Centers
- Specialty Businesses – stationary, gifts, sporting goods
- Clothing Boutique – clothing, shoes & accessories
- Law Offices
- Hair/Nail Salons (no more than 2 approvals per fiscal year)
- Medical Offices
- Insurance Offices
- Florists (no more than 2 approvals per fiscal year)

Lease Terms

If the applicant is a tenant, it must have a proposed or executed multi-year lease with a minimum of two years remaining on the lease. The commercial lease must define the landlord-tenant relationship and at minimum provide the following information:

- A description of the space being rented, including square footage and a drawing of the space;
- Description of utilities that are the tenant's responsibility;
- Rental rate and deposits along with terms of lease and methodology for future rent increases;
- Responsible party for interior and exterior repairs and/or improvements;
- Insurance requirements;
- Ability to terminate; and
- Consequences of default on the lease.

For purposes of this paragraph, the term "subject property" means the leased premises of the grant recipient, for which the applicant or grant recipient is seeking rental reimbursement, or any part thereof. Grant recipients are prohibited from subletting the subject property. If a grant recipient sublets the property, the grant recipient will be required to repay the CRA for all grant money received up to that point and will not be eligible to receive any further grant funding.

Initials_____

710 North Federal Highway, Boynton Beach, FL 33435 – Phone: (561) 737 -3256 Fax: (561) 737 -3258
www.catchboynton.com

For purposes of this grant, the CRA considers the following to be subletting: A) executing a sublease, assignment, or similar agreement with an entity that is not the grant recipient; B) allowing the subject property to be occupied by any business entity in which the grant recipient is not listed as the registered agent, owner, officer or director of said business, or assisting such a business in so doing; C) allowing or assisting a business entity other than the grant recipient to list its place of business as the subject property; or D) allowing or assisting a business entity other than the grant recipient to obtain a business tax license from the City of Boynton Beach for the subject property. The fact that a business entity other than the grant recipient occupies the subject property, lists its place of business as the subject property, obtains a business tax license for the subject property, or similarly appears to use the subject property is sufficient evidence that the grant recipient has allowed or assisted such other business entity to do so and is grounds for termination of any further grant payments and seeking reimbursement for previously paid grant payments.

However, it shall not be considered a prohibited subleasing when the business purpose of the applicant is to provide a space for aspiring businesses, such as when the applicant is a business incubator, commissary kitchen, or business that provides co-op workspace. The CRA will determine whether a certain applicant fits into the exception described in this paragraph on a case-by-case basis.

Application Process

Applications can be obtained from the CRA office located at 710 North Federal Highway, Boynton Beach, FL 33435 or downloaded from www.catchboynton.com. All applicants are required to meet with CRA staff in order to determine eligibility before submitting an application. Applications will not be considered until all required documentation is submitted to the CRA office.

Application to this grant program is not a guarantee of funding. Funding is at the sole discretion of the CRA Board.

Applicants must submit an original, “hard copy” application with all materials to the CRA for review and approval by the CRA Board. Applicants will be considered on a first-come, first served basis. Application packets must include the following documentation:

Initials_____

1. A non-refundable fee of $100, which will be used to obtain a consumer credit report on the business and principal/owners of business. Make check payable to: Boynton Beach CRA.
2. Resume for each principal/owner of the business.
3. Copy of the corporate documents for the applying business entity.
4. Copy of City and County Business Licenses (Business Tax Receipt).
5. Copy of executed multi-year commercial lease agreement.
6. Two years of corporate tax returns (for existing businesses only).
7. Two years of personal tax returns for the principal/owners of a new business.
8. List of jobs to be created and filled including job descriptions, pay range and weekly schedule. For existing businesses, provide a list of all current positions including job descriptions, pay range and weekly schedule.
9. If an existing business must expand to occupy more than 50% of its current square footage size, verification of this threshold must be provided in the application package. Exceptions to this rule may be made at the discretion of the CRA Board if the tenant is losing their current space due to redevelopment of the site.
10. Completed and signed application (attached).
11. Authorization to perform credit check for the business and each principal/owner of the business (attached).
12. W9 Form (attached).

Approval of Funding Request

All required application documentation must be submitted no later than noon two weeks prior to the second Tuesday of the month. CRA staff will review the application to evaluate whether the applicant is eligible for reimbursement. If it meets these requirements, CRA staff will present the funding request to the CRA Board for review and potential approval.

The CRA Board meets on the second Tuesday of each month. The schedule for CRA Board meetings can be obtained at www.catchboynton.com. Applicants will be notified of the date and time that their applications will be considered by the CRA Board.

The CRA recommends that applicants attend the CRA Board meeting during which the Board will consider their applications in order to answer any questions the CRA Board

Initials_____

may have regarding their applications. CRA staff will notify the applicant of the CRA Board's approval or denial in writing.

Site Visits

CRA may conduct a site visit prior to transmitting the application to the CRA Board and once the project is completed. Staff may also conduct unannounced site visits before, during and after the project in order to determine and ensure compliance with the terms of the grant.

Procedures for Reimbursement

Quarterly rent reimbursement payments will be provided to the grant recipient beginning the first month the business is open for operation subsequent to CRA Board approval. A maximum of 12 consecutive monthly rent payments are eligible to be reimbursed to the approved applicant. Reimbursement will occur on a quarterly basis.

Following the initial Reimbursement Request, each reimbursement request shall be made within 30 days of the start of the next quarter beginning on January 1st, April 1st, July 1st and October 1st.

Months Eligible for Reimbursement	Deadline to Submit for Reimbursement
• October, November, December	• January 30th
• January, February, March	• April 30th
• April, May, June	• July 30th
• July, August, September	• October 30th

In order to receive quarterly rent reimbursement the grant applicant must submit the following:

1. Written request for reimbursement.
2. Proof of rent payments (i.e., copies of the front and back of cancelled checks for that quarter's reimbursement or proof of direct deposit).

<u>If applicant does not submit its quarterly reimbursement request within 30 days following the end of the quarter in which applicant is requesting reimbursement, applicant forfeits that quarter's reimbursement.</u>

Initials_____

710 North Federal Highway, Boynton Beach, FL 33435 – Phone: (561) 737 -3256 Fax: (561) 737 -3258
www.catchboynton.com

Discontinuation of Payment

The receipt of past payments does not guarantee future payments. The CRA retains the right to discontinue rent reimbursement payments at any time at its sole and absolute discretion.

SUBMISSION OF AN APPLICATION IS NOT A GUARANTEE OF FUNDING

It is the responsibility of the applicant to READ AND UNDERSTAND all aspects of the Grant Program's Rules/Requirements and Application.

NOTICE TO THIRD PARTIES: The grant application program does not create any rights for any parties, including parties that performed work on the property. Nor shall issuance of a grant result in any obligation on the part of the CRA to any third party. The CRA is not required to verify that entities that have contracted with the applicant or applicant's landlord have been paid in full, or that such entities have paid any subcontractors in full. Applicant's submittal of verification that monthly rental payments have been cleared by the bank warranty is sufficient assurance for the CRA to award grant funding.

Initials_____

710 North Federal Highway, Boynton Beach, FL 33435 – Phone: (561) 737 -3256 Fax: (561) 737 -3258
www.catchboynton.com

APPLICANT INFORMATION

BUSINESS INFORMATION:

Business Name (d/b/a if applicable):

_____

_____

Current Business Address:

_____

_____

Fed ID#:_____

Business Phone Number: _____ Fax: _____

Website: _____

Existing Business: Yes _____ No _____ Number of years in existence: _____

Time at Current Location: _____

New Business to Boynton Beach: Yes _____ No _____

Do you have an executed lease agreement: Yes _____ No _____

If so, monthly base rent: _____

New Business Address:

_____

_____

Square footage of current location: _____ Square footage of new location: _____

Type of Business: _____

Number of Employees: _____ Hours of Operation: _____

710 North Federal Highway, Boynton Beach, FL 33435 – Phone: (561) 737 -3256 Fax: (561) 737 -3258
www.catchboynton.com

APPLICANT INFORMATION

PRINCIPAL/OWNER INFORMATION:
(If more than 4 principals/owners additional sheets may be used)

1. Principal/Owner Name: _____
   Date of Birth: _____ Email: _____
   Residential Address:
   _____
   _____
   Cell Phone Number: _____

2. Principal/Owner Name: _____
   Date of Birth: _____ Email: _____
   Residential Address:
   _____
   _____
   Cell Phone Number: _____

3. Principal/Owner Name: _____
   Date of Birth: _____ Email: _____
   Residential Address:
   _____
   _____
   Cell Phone Number: _____

4. Principal/Owner Name: _____
   Date of Birth: _____ Email: _____
   Residential Address:
   _____
   _____
   Cell Phone Number: _____

710 North Federal Highway, Boynton Beach, FL 33435 – Phone: (561) 737 -3256 Fax: (561) 737 -3258
www.catchboynton.com

APPLICANT INFORMATION

Are you applying for grant assistant under any other program offered by the CRA?

Yes _____ No _____ If yes, what additional programs are you applying for:

_____

Are you receiving grant assistance under any other governmental agencies: Yes __ No ___

If yes, list any additional grant sources and amounts:

_____

LANDLORD INFORMATION:

Landlord Name: _____

Landlord's Mailing Address:

_____

_____

Landlord's Phone Number: _____

CERTIFICATION AND WAIVER OF PRIVACY:

For purposes of this certification and waiver of privacy, the term "I" refers to the applicant and to all signatories below individually. By signing below, each signatory represents and confirms that he or she is authorized to sign on behalf of the applicant(s).

I, the undersigned applicant(s), certify that all information presented in this application, and all of the information furnished in support of the application, is given for the purpose of obtaining a grant under the Boynton Beach Community Redevelopment Agency Commercial Rent Reimbursement Grant Program, and it is true and complete to the best of my knowledge and belief.

I further certify that I am aware of the fact that I can be penalized by fine and/or imprisonment for making false statements or presenting false information. I further acknowledge that I have read and understand the terms and conditions set forth and described in the Boynton Beach

710 North Federal Highway, Boynton Beach, FL 33435 – Phone: (561) 737 -3256 Fax: (561) 737 -3258
www.catchboynton.com

APPLICANT INFORMATION

Community Redevelopment Agency Commercial Rent Reimbursement Grant Program Rules and Requirements.

I understand that this application is not a guarantee of grant assistance, and that award of grants is at the sole discretion of the Boynton Beach Community Redevelopment Agency Board. I understand that the purpose of the grant is to further the Boynton Beach Community Redevelopment Plan, and that the Boynton Beach Community Redevelopment Agency may decline my application for any legal reason, including the reason that granting the award will not further the Community Redevelopment Plan. Should my application be approved, I understand that the Boynton Beach Community Redevelopment Agency may, at its sole discretion, discontinue grant payments at any time if in its sole and absolute determination it feels such assistance no longer meets the program criteria or is no longer furthering the Boynton Beach Community Redevelopment Plan.

To the maximum extent possible, I hereby waive my rights to privacy and confidentiality for all matters contained in my application, and give my consent to the Boynton Beach Community Redevelopment Agency, its agents and contractors to examine any confidential information given herein. I further grant permission, and authorize any bank, employers or other public or private agency to disclose information deemed necessary to complete this application.

I specifically authorize the Boynton Beach Community Redevelopment Agency to run a credit report as part of this application, and understand that information in my credit report, including a record of bankruptcy, may disqualify me from obtaining grant funding.

I give permission to the Boynton Beach Community Redevelopment Agency or its agents to take photos of myself and business to be used to promote the program.

I understand that if this application and the information furnished in support of the application are found to be incomplete, it will be not processed.

710 North Federal Highway, Boynton Beach, FL 33435 – Phone: (561) 737 -3256 Fax: (561) 737 -3258
www.catchboynton.com

APPLICANT INFORMATION

APPLICANT SIGNATURES:

1. _____
   Principal/Owner's Signature Date
   _____
   Printed Name Title

2. _____
   Principal/Owner's Signature Date
   _____
   Printed Name Title

3. _____
   Principal/Owner's Signature Date
   _____
   Printed Name Title

4. _____
   Principal/Owner's Signature Date
   _____
   Printed Name Title

Notary as to Principal/Owner's Signatures - Multiple notary pages may be used if signing individually

STATE OF _____COUNTY OF _____

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgements, personally appeared_____, who is/are personally known to me or produced_____ as identification, and acknowledged he/she executed the foregoing Agreement for the use and purposed mentioned in it and that the instrument is his/her act and deed.

IN WITNESS OF THE FOREGOING, I have set my hand and official seal in the State and County aforesaid on this _____ day of _____, 20_____.

_____
NOTARY PUBLIC
My Commission Expires:

710 North Federal Highway, Boynton Beach, FL 33435 – Phone: (561) 737 -3256 Fax: (561) 737 -3258
www.catchboynton.com

LANLORD INFORMATION

LANDLORD SIGNATURES:

1. _____
   Landlord's Signature Date

   _____
   Printed Name Title

2. _____
   Landlord's Signature Date

   _____
   Printed Name Title

Notary as to Principal/Owner's Signatures - Multiple notary pages may be used if signing individually

STATE OF _____
COUNTY OF _____

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgements, personally appeared _____, who is/are personally known to me or produced_____ as identification, and acknowledged he/she executed the foregoing Agreement for the use and purposed mentioned in it and that the instrument is his/her act and deed.

IN WITNESS OF THE FOREGOING, I have set my hand and official seal in the State and County aforesaid on this _____ day of _____, 20_____.

_____
NOTARY PUBLIC
My Commission Expires:

710 North Federal Highway, Boynton Beach, FL 33435 – Phone: (561) 737 -3256 Fax: (561) 737 -3258
www.catchboynton.com

AUTHORIZATION TO PERFORM A CREDIT CHECK

FOR PRINCIPAL/OWNER

The applicant hereby consents to and authorizes the Boynton Beach Community Redevelopment Agency's ("CRA") investigation into the credit worthiness of the applicant. Such consent and authorization is given with respect to any and all persons who may conduct an investigation of the applicant's credit worthiness on behalf of the CRA, including independent contractors and credit agencies retained by the CRA for such purpose.

Any information provided to the CRA is a public record subject to the provisions of Ch. 119 F.S.

Applicant grants such consent and authorization to the CRA for the period commencing as of the date of this authorization and terminating on the date the grant has been fulfilled.

This applicant hereby waives and all claims, past, present or future, which the applicant may have against the CRA by reason of any credit investigation made pursuant to applicant's consent and authorization herein give to the CRA.

An authorization to Perform Credit Check needs to be complete by each Principal/Owner and by the Business.

Please us a separate form for each principal/owner:

Principal/Owner Name: _____
Date of Birth: _____
Current Home Address: _____
Previous Home Address: _____
Email: _____ Phone Number: _____

Signature: _____ Date: _____

AUTHORIZATION TO PERFORM A CREDIT CHECK

FOR BUSINESS

The applicant hereby consents to and authorizes the Boynton Beach Community Redevelopment Agency's ("CRA") investigation into the credit worthiness of the applicant. Such consent and authorization is given with respect to any and all persons who may conduct an investigation of the applicant's credit worthiness on behalf of the CRA, including independent contractors and credit agencies retained by the CRA for such purpose.

Any information provided to the CRA is a public record subject to the provisions of Ch. 119 F.S.

Applicant grants such consent and authorization to the CRA for the period commencing as of the date of this authorization and terminating on the date the grant has been fulfilled.

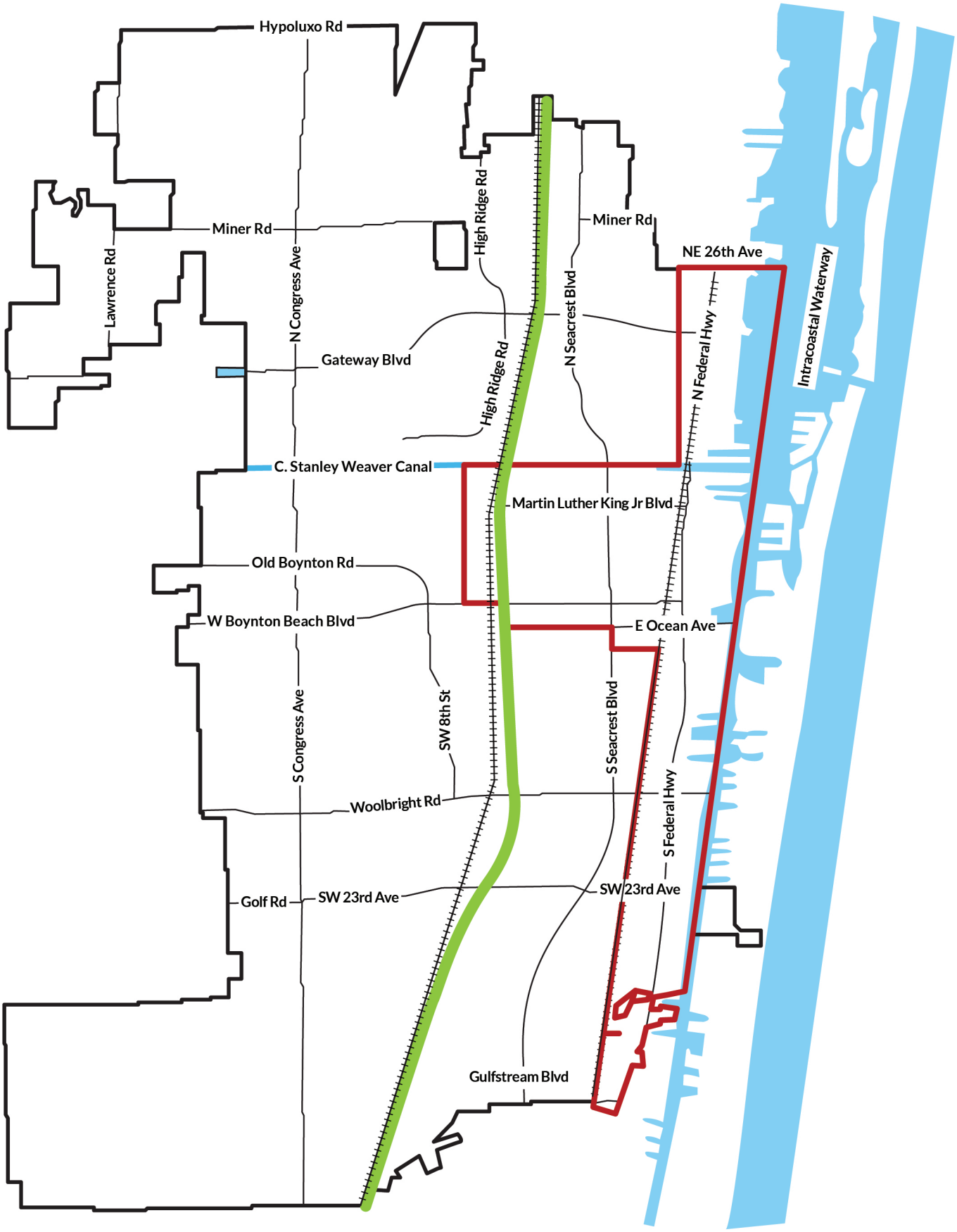
This applicant hereby waives and all claims, past, present or future, which the applicant may have against the CRA by reason of any credit investigation made pursuant to applicant's consent and authorization herein give to the CRA.

An authorization to Perform Credit Check needs to be complete by each Principal/Owner and by the Business.

Business (d/b/a if applicable):_____
Federal Tax ID #: _____
Current Business Address: _____
State of Corporation: _____ Email: _____
Phone Number: _____ Fax Number: _____

Signature: _____ Date: _____
Title: _____

BOYNTON BEACH CRA | MAP



KEY | I95 | CRA District

Form **W-9**
(Rev. December 2014)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type
See **Specific Instructions** on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only **one** of the following seven boxes:

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▸ _____

Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.

☐ Other (see instructions) ▸

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)

Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number

☐☐☐ – ☐☐ – ☐☐☐☐

or

Employer identification number

☐☐ – ☐☐☐☐☐☐☐

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here **Signature of U.S. person** ▸ **Date** ▸

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at *www.irs.gov/fw9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),

2. Certify that you are not subject to backup withholding, or

3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and

4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States:

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 28% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the Part II instructions on page 3 for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code* on page 3 and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships* above.

What is FATCA reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code* on page 3 and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of $50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a $500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account, list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9.

a. **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note. ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. **Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. **Partnership, LLC that is not a single-member LLC, C Corporation, or S Corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. **Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

Line 3

Check the appropriate box in line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box in line 3.

Limited Liability Company (LLC). If the name on line 1 is an LLC treated as a partnership for U.S. federal tax purposes, check the "Limited Liability Company" box and enter "P" in the space provided. If the LLC has filed Form 8832 or 2553 to be taxed as a corporation, check the "Limited Liability Company" box and in the space provided enter "C" for C corporation or "S" for S corporation. If it is a single-member LLC that is a disregarded entity, do not check the "Limited Liability Company" box; instead check the first box in line 3 "Individual/sole proprietor or single-member LLC."

Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space in line 4 any code(s) that may apply to you.

Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)

2—The United States or any of its agencies or instrumentalities

3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

4—A foreign government or any of its political subdivisions, agencies, or instrumentalities

5—A corporation

6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession

7—A futures commission merchant registered with the Commodity Futures Trading Commission

8—A real estate investment trust

9—An entity registered at all times during the tax year under the Investment Company Act of 1940

10—A common trust fund operated by a bank under section 584(a)

11—A financial institution

12—A middleman known in the investment community as a nominee or custodian

13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over $600 required to be reported and direct sales over $5,000[1]	Generally, exempt payees 1 through 5[2]
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

[1] See Form 1099-MISC, Miscellaneous Income, and its instructions.

[2] However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

Note. You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are a single-member LLC that is disregarded as an entity separate from its owner (see *Limited Liability Company (LLC)* on this page), enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note. See the chart on page 4 for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at *www.ssa.gov*. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at *www.irs.gov/businesses* and clicking on Employer Identification Number (EIN) under Starting a Business. You can get Forms W-7 and SS-4 from the IRS by visiting IRS.gov or by calling 1-800-TAX-FORM (1-800-829-3676).

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note. Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: *A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.*

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if items 1, 4, or 5 below indicate otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code* earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account)	The actual owner of the account or, if combined funds, the first individual on the account[1]
3. Custodian account of a minor (Uniform Gift to Minors Act)	The minor[2]
4. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee[1]
b. So-called trust account that is not a legal or valid trust under state law	The actual owner[1]
5. Sole proprietorship or disregarded entity owned by an individual	The owner[3]
6. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor*
For this type of account:	**Give name and EIN of:**
7. Disregarded entity not owned by an individual	The owner
8. A valid trust, estate, or pension trust	Legal entity[4]
9. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
10. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
11. Partnership or multi-member LLC	The partnership
12. A broker or registered nominee	The broker or nominee
13. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
14. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

[1] List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

[2] Circle the minor's name and furnish the minor's SSN.

[3] You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

[4] List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships* on page 2.

***Note.** Grantor also must provide a Form W-9 to trustee of trust.

Note. If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records from Identity Theft

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Publication 4535, Identity Theft Prevention and Victim Assistance.

Victims of identity theft who are experiencing economic harm or a system problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to *phishing@irs.gov.* You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at: *spam@uce.gov* or contact them at *www.ftc.gov/idtheft* or 1-877-IDTHEFT (1-877-438-4338).

Visit IRS.gov to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.

BOYNTON BEACH CRA
Social Media Outreach Program

GROW YOUR BUSINESS!

The Boynton Beach CRA is excited to inform you about our Social Media Outreach Program! Our goal is to help businesses within the CRA District establish an online presence. The best part? It's completely FREE!

Renee Roberts, Social Media & Communications Specialist, is here to teach you the tools you need to successfully market your business on social media and online platforms.

This program aims to help business owners manage and learn how to utilize social media pages.

We offer a range of services, from starting business accounts, building ad campaigns for events to special promotions, or posting day to day activity and products. Contact us today to get started!

CONTACT INFORMATION:

Name: _____

Business: _____

Email: _____

Phone: _____

Video tutorials and training

Comprehensive guides and strategies

Website upkeep and ad marketing advice

Business cross promotions

SEO and ad marketing assistance

CONTACT US

Renee Roberts
RobertsR@bbfl.us
561-327-6154

Facebook.com/SocialMedia OutreachProgram

catchboynton.com/SMOP

October 1, 2018 – September 30, 2019

BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY COMMERICAL PROPERTY IMPROVEMENT GRANT PROGRAM

Program Rules and Regulations

The Commercial Property Improvement Grant Program is designed to help facilitate the establishment of new businesses and aid in the expansion of existing businesses within the Boynton Beach Community Redevelopment Agency (the "CRA") District. The program is designed to provide financial assistance to new and existing businesses in the form of a reimbursable grant intended to reduce the initial costs associated with the repair and rehabilitation of buildings or other improvements in accordance with the CRA Community Redevelopment Plan. Improvements paid for by the CRA must be permanent and stay with the building.

The CRA reserves the right to approve or deny any Commercial Property Improvement Grant Program application and to deny payment at any time if, in its sole and absolute discretion, it determines that the business will not advance the goals and objectives established for redevelopment of the CRA District.

For purposes of this application, the term "new business" means a company in operation for less than six months or relocating to Boynton Beach. The term "existing business" means a company that has been in operation within the CRA District for a minimum of two years at the time of application and has at least two years remaining on its existing lease. The term "project" means the eligible exterior or interior improvement project for which the applicant seeks reimbursement.

Initials_____

710 North Federal Highway, Boynton Beach, FL 33435 – Phone: (561) 737 -3256 Fax: (561) 737 -3258
www.catchboynton.com

The Boynton Beach CRA is a public agency and is governed by the "Florida Public Records Law" under Florida State Statutes, Chapter 119. Any documents provided by the Applicant(s) may be produced the CRA upon receipt of a public records request, subject to any exemptions provided by Florida Law.

Incentive Funding

The Commercial Property Improvement Grant Program offers financial assistance to the landlord or business owner in the form of a reimbursable, matching grant for 50% of eligible expenses, up to $50,000, associated with the construction or renovation of the exterior and interior elements of the commercial operating space.

Applicants are encouraged to take advantage of the City of Boynton Beach's PACE Program to help defer the cost of installing energy efficient items. Information regarding the PACE Program is available online at http://www.boynton-beach.org/go-green/pace_program.php or by contacting the City of Boynton Beach at (561) 742-6067. Attached is the ReNew PACE Eligible Product List.

Eligibility Requirements

Applicants must meet all of the following requirements in order to be considered eligible to receive grant funding:

- Applicant must be the business entity (or d/b/a) named and the principal owners named on the corporation documents, and must be the landlord or business owner of the company occupying the property to be improved.
- Must be located within the CRA District (see attached map).
- Must provide proof that the commercial business is properly licensed by all necessary levels of government and professional associations or agencies (copies of City and County licenses or receipts that the licenses have been applied for).
- Improvements to non-profit and residentially zoned properties are NOT eligible expenses.
- Applicant must have an executed multi-year lease with at least two years remaining on the lease.
- Proposed leases must be executed within 30 days of CRA Board approval or the grant award is terminated.

Initials_____

710 North Federal Highway, Boynton Beach, FL 33435 – Phone: (561) 737 -3256 Fax: (561) 737 -3258
www.catchboynton.com

- The Applicant's Experian consumer credit report must reflect an acceptable level of financial stability, as determined in the sole discretion of the CRA. A copy of the consumer report will be provided to the applicant upon request. Applicants must have an Experian credit score of 601 or higher and have no listed history of bankruptcy to be eligible. If there is more than one business owner, the majority of the business owners must have credit scores of 601 or higher to be eligible.
- All work must be done in compliance with applicable City of Boynton Beach Building Codes and Land Development Regulations. All contractors must be licensed as required to work in Boynton Beach and/or Palm Beach County. For any projects valued more than $250,000 (based on the project's construction value as it appears on the Palm Beach County-Wide/Municipal Building Permit Application Form submitted to the City of Boynton Beach), preference will be given to projects that will use contractors with an office in Palm Beach County. Please contact the City of Boynton Beach Development Department regarding the proposed work to be performed prior to submitting a grant application.
- Grant funding amounts will be based on the applicant's project budget, specified at the time of the CRA Board approval, plus an added 20% contingency funding amount.
- Grant funds will be reimbursed exclusively for approved work and approved change orders.
- The Commercial Property Improvement Grant Program may only be used one time in any five year period for any one property. Entities hoping to improve properties that were previously improved using a CRA improvement grant may apply for additional grants any time after five years from previous grant approval.
- In order to qualify for the grant, the subject property may not have any outstanding City of Boynton Beach liens at the time the applicant seeks reimbursement. To ensure that the property does not have any outstanding liens, violations or monies owed for utilities, the CRA will perform a lien search on the property at a cost of $115.00, which will be deducted from any grant funding awarded to the recipient. In the event that there is an outstanding lien against the property, the grant will not be awarded until the complete satisfaction of the lien.
- The property owner or tenant must complete the project, obtain a Certificate of Occupancy/Completion from the City of Boynton Beach, and submit for reimbursement within 180 days of the issuance date of the permit for the project. If CRA Board Approves grant funding and the work being performed does not require a permit, the Certificate of Completion (or equivalent) and application for

Initials_____

710 North Federal Highway, Boynton Beach, FL 33435 – Phone: (561) 737 -3256 Fax: (561) 737 -3258
www.catchboynton.com

reimbursement must be within 180 days of the grant award. Failure to complete the improvements within the specified time frame will result in termination of the grant award. Only one 60 day administrative extension will be permitted, and the CRA has the sole and absolute discretion to grant or deny such extension.

- Project items completed and paid for by the applicant more than 60 days prior to grant approval by the CRA Board are not eligible for reimbursement under the grant program. A complete application must be received within 60 days of payment in order for an expense to be eligible for reimbursement. Once a complete application is received, the application will be placed on the next available agenda for review and potential approval.
- CRA Board approval of this grant results only in funding. Approval of CRA grant funding is NOT approval of any type of City processes including, but not limited to, permits and site plan modification. Applicants must apply for permits and site plan modification through the appropriate departments at the City. All commercial projects require permitting and site plan modification reviews. It is the responsibility of the applicant to obtain all necessary City approvals.
- Grantees shall allow the CRA the rights and use of photos and project application materials.
- The CRA Board may give preference to local businesses. For purposes of this grant, local business means a duly licensed business entity with an office location in Palm Beach County.

Projects and items eligible for funding under this grant program are limited to:

- Structural walls
- Grease trap installation
- Electrical systems, including lighting
- Landscaping and irrigation within the project site
- Fencing (excluding chain link, barbed wire, and wood panels)
- Electric vehicle charging stations – See attached ReNew PACE Eligible Product List
- Plumbing
- HVAC system
- Hood & fire suppression
- Parking lot re-paving, re-sealing, and/or restriping
- Painting
- Demolition of structure and re-sodding of vacant property
- Solar electricity and water heating – See attached ReNew PACE Eligible Product List
- Flooring
- ADA Improvements
- Signage
- Doors/windows
- Patio decks connected to the building
- Roofing (Not to exceed 50% of total grant award)

Initials_____

Ineligible Businesses

The following businesses are considered ineligible for assistance under the Commercial Property Improvement Grant Program:

- Firearm Sales/Shooting Ranges
- Religion- Affiliated Retail Stores
- Non-profit Organizations
- Adult Gambling Arcades
- Check Cashing Stores
- Adult Entertainment
- Vapor Cigarette, E Cigarette Stores
- Any other use that the CRA staff or CRA Board determine will not support the redevelopment of the CRA District
- Convenience Stores
- Churches/places of worships
- Alcohol and/or Drug Rehabilitation Centers/Housing
- Medical Research Centers/Housing
- Massage/Personal Services

Grant Terms and Conditions

This grant is divided into three tiers of eligibility. Businesses are classified into tiers based on the type of business, which then determines the amount of eligible funding. All reimbursement checks from the CRA to the successful applicant will be made out to the applicant (the business entity).

Grant funding amounts will be based on the applicant's project budget specified at the time of CRA Board approval, plus an added 20% for contingency funding.

Tier One Business

Tier One Businesses are eligible for reimbursement of 50% of the applicant's project budget as specified at the time of CRA Board approval, up to a maximum amount of $50,000 in grant funding.

Tier One Businesses must be one of the following types of business:

- Restaurant
- Bakery
- Gourmet Food Market

Initials_____

Tier Two Business

Tier Two Businesses are eligible for reimbursement of 50% of the applicant's project budget as specified at the time of CRA Board approval, up to a maximum amount of $25,000 in grant funding.

Examples of Tier Two Businesses include, but are not limited to, the following types of businesses:

- Home Décor/Design – home furnishings, art galleries, kitchen wares
- Accounting Offices
- Real Estate Offices
- Bed and Breakfast
- Marketing Offices
- Fitness Facilities – yoga, dance exercise, martial arts, etc.
- Specialty Retail Businesses – stationary, gifts, sporting goods
- Boutiques – clothing, shoes & accessories
- Law Offices
- Hair/Nail Salons (no more than two approvals per fiscal year)
- Medical Offices
- Insurance Offices
- Take Out Restaurants
- Tattoo Parlor/Body Piercing/Body Art Shop (no more than two approvals per fiscal year)
- Florists (no more than two approvals per fiscal year)

Tier Three Business (no more than two approvals per fiscal year)

Tier Three Businesses are subject to CRA Board for review and approval. Tier Three Businesses eligible for reimbursement of 50% of the applicant's project budget as specified at the time of CRA Board approval, up to a maximum amount of $15,000 in grant funding.

Tier Three Businesses must be one of the following types of businesses:

- Auto Services Facilities – repair, storage, sales, etc.
- Kava Tea Bar
- Pawn Shops
- Liquor Store

Initials_____

710 North Federal Highway, Boynton Beach, FL 33435 – Phone: (561) 737 -3256 Fax: (561) 737 -3258
www.catchboynton.com

Lease Terms

If the applicant is a tenant, it must have a proposed or executed multi-year lease with a minimum of two years remaining on lease. The commercial lease must define the landlord-tenant relationship and at minimum provide the following information:

- A description of the space being rented, including square footage and a drawing of the space;
- Description of utilities that are the tenant's responsibility;
- Rental rate and deposits along with terms of lease and methodology for future rent increases;
- Responsible party for interior and exterior repairs and/or improvements;
- Insurance requirements;
- Ability to terminate; and
- Consequences of default on the lease.

Application Process

Applications can be obtained from the CRA office located at 710 North Federal Highway, Boynton Beach, FL 33435 or downloaded from www.catchboynton.com. All applicants are required to meet with CRA staff in order to determine eligibility before submitting an application. Applications will not be considered until all required documentation is submitted to the CRA office.

Application to this grant program is not a guarantee of funding. Funding is at the sole discretion of the CRA Board.

Applicants must submit an original, "hard copy" application with all materials to the CRA for review and approval by the CRA Board. Applicants will be considered on a first-come, first-serve basis. Application packets must include the following documentation:

1. A non-refundable fee of $100, which will be used to obtain a consumer credit report on the business and principal/owners of business. Make check payable to: Boynton Beach CRA.
2. Written detailed project budget describing the improvements to be done to the property. It must list all project costs for which the applicant is requesting reimbursement. The project budget must provide a total cost of the project.

Initials_____

3. Cost estimate(s) from a licensed contractor(s) as specified in the applicant's project budget.
4. Signage design, project color chips, material samples and material specifications, if applicable.
5. Copy of building permit receipt/application. If the permit has not been applied for prior to submission of the grant application, a copy of the building permit receipt is due within 90 days of grant approval, or the grant award may be terminated.
6. Resume for each principal/owner of the business.
7. Copy of the corporate documents for the applying business entity.
8. Copy of executed multi-year commercial lease agreement.
9. Copy of Warranty Deed.
10. Two years of corporate tax returns (for existing businesses only).
11. Two years of personal tax returns for the principal/owners of a new business.
12. Copy of design and construction plans associated with the proposed improvements.
13. List of jobs to be created and filled including job descriptions, pay range and weekly schedule. For existing businesses, provide a list of all current positions including job descriptions, pay range and weekly schedule.
14. A minimum of four color digital "before" photos of the exterior and interior portions of the project.
15. Completed and signed application (attached).
16. Authorization to perform credit check for the business and each principal/owner of the business (attached).
17. W9 Form (attached).
18. City Planning and Development Department Acknowledgement Form (attached).
19. City Permit Department Acknowledgement Form (attached).

The above referenced City Forms (line 18 and 19) must be completed and submitted to the appropriate departments, which are located at City Hall 3310 Quantum Boulevard, Suite 101, Boynton Beach, FL 33426. Phone (561) 742–6000.

Approval of Funding Request

All required documentation must be submitted no later than noon two weeks prior to the second Tuesday of the month. CRA staff will review the application to evaluate whether the project is eligible for reimbursement. If it meets these requirements, CRA staff will present the funding request to the CRA Board for review and potential approval.

Initials_____

The CRA Board meets on the second Tuesday of each month at the Intracoastal Park Clubhouse located at 2240 N. Federal Highway, Boynton Beach, FL 33435. The schedule for CRA Board meetings can be obtained at www.catchboynton.com. Applicants will be notified of the date and time that their applications will be considered by the CRA Board.

The CRA recommends that applicants attend the CRA Board meeting during which the Board will consider their applications in order to answer any questions the CRA Board may have regarding their applications. CRA staff will notify the applicant of the CRA Board's approval or denial in writing.

Site Visits

CRA may conduct a site visit prior to transmitting the application to the CRA Board and once the project is completed. Staff may also conduct unannounced site visits before, during, and after the project in order to determine and ensure compliance with the terms of the grant.

Procedures for Reimbursement

This program is designed as a matching 50% reimbursable grant. All work must be completed and paid for by the applicant prior to the release of CRA funds. The CRA will provide reimbursement to the applicant upon submittal of a complete reimbursement request package.

All reimbursement requests and supporting documents must be submitted to the CRA (3) days prior to the grant expiration date. The CRA may refuse to issue grant funding if the submission is not received by the specified time.

Once the work is completed the Reimbursement Request shall be summarized in a report and accompanied by the following documentation:

1. Invoices, receipts or other acceptable evidence of payment from suppliers and licensed contractor(s) that have been marked "paid in full." Proposals for "work to be completed" or "bids" are not considered proper documentation.
    a. Each item must be supported by a cancelled check showing the face of the check, as well as the back of the cancelled check. The only forms of cash payments that are acceptable as evidence of payments are cashier's checks and bank transfers. A copy of the cashier's check to the payee

Initials_____

must be provided as proof of payment. If payment is being made by a bank transfer, a copy of the statement from both payer and payee showing the transaction and/or copy of the email/text verification from both parties.

2. A “final release of lien” signed by each licensed contractor(s). See attached Sample of a Final Release of Lien form.
3. Copy of City of Boynton Beach and Palm Beach County licenses (Business Tax Receipt).
4. A minimum of 4 color “after” photos of the project.

By submitting for reimbursement, the applicant warrants that all bills for which applicant is directly responsible related to the project are paid in full including, but not limited to, all contractors, labor, materials, related fees and permits.

Grantees may not submit work improvements for reimbursement that have been used as part of a reimbursement request for any other grant program offered by the CRA, City of Boynton Beach, Palm Beach County or the State of Florida. The Commercial Property Improvement Grant Program will only reimburse applicants for new expenditures that have not been submitted to other grant programs for reimbursement.

SUBMISSION OF AN APPLICATION IS NOT A GUARANTEE OF FUNDING

It is the responsibility of the applicant to READ AND UNDERSTAND all aspects of the Grant Program’s Rules/Requirements and Application.

NOTICE TO THIRD PARTIES: The grant application program does not create any rights for any parties, including parties that performed work on the project. Nor shall issuance of a grant result in any obligation on the part of the CRA to any third party. The CRA is not required to verify that entities that have contracted with the applicant have been paid in full, or that such entities have paid any subcontractors in full. Applicant’s warranty that all bills related to the Project for which the applicant is directly responsible have been paid is sufficient assurance for the CRA to award grant funding.

Initials_____

APPLICANT INFORMATION

BUSINESS INFORMATION:

Business Name (d/b/a if applicable):

_____

_____

Current Business Address:

_____

_____

Fed ID#:_____

Business Phone Number: _____ Cell: _____

Website: _____

Existing Business: Yes _____ No _____ Number of years in existence: _____

Time at Current Location: _____ New Business to Boynton Beach: Yes ____No ___

Do you have an executed lease agreement: Yes ___ No ___ If so, monthly base rent: _____

New Business Address (if applicable):

_____

_____

Square footage of current location: _____ Square footage of new location: _____

Type of Business: _____

Number of Employees: _____ Hours of Operation: _____

List of improvements seeking reimbursement for: _____

_____

_____

Requested grant amount: _____

710 North Federal Highway, Boynton Beach, FL 33435 – Phone: (561) 737 -3256 Fax: (561) 737 -3258
www.catchboynton.com

APPLICANT INFORMATION

PRINCIPAL/OWNER INFORMATION:
(If more than 4 principals/owners additional sheets may be used)

1. Principal/Owner Name: _____
   Date of Birth: _____ Email: _____
   Residential Address:
   _____
   _____
   Cell Phone Number: _____

2. Principal/Owner Name: _____
   Date of Birth: _____ Email: _____
   Residential Address:
   _____
   _____
   Cell Phone Number: _____

3. Principal/Owner Name: _____
   Date of Birth: _____ Email: _____
   Residential Address:
   _____
   _____
   Cell Phone Number: _____

4. Principal/Owner Name: _____
   Date of Birth: _____ Email: _____
   Residential Address:
   _____
   _____
   Cell Phone Number: _____

Are you applying for grant assistant under any other program offered by the CRA?

Yes _____ No _____ If yes, what additional programs are you applying for:
_____

APPLICANT INFORMATION

Are you receiving grant assistance under any other governmental agencies: Yes __ No ___

If yes, list any additional grant sources and amounts:

_____

LANDLORD INFORMATION:

Landlord Name: _____
Landlord's Mailing Address:

_____

_____

Landlord's Phone Number:

_____

CERTIFICATION AND WAIVER OF PRIVACY:

For purposes of this certification and waiver of privacy, the term "I" refers to the applicant and to all signatories below individually. By signing below, each signatory represents and confirms that he or she is authorized to sign on behalf of the applicant(s).

I, the undersigned applicant(s), certify that all information presented in this application, and all of the information furnished in support of the application, is given for the purpose of obtaining a grant under the Boynton Beach Community Redevelopment Agency Commercial Property Improvement Grant Program, and it is true and complete to the best of my knowledge and belief.

I further certify that I am aware of the fact that I can be penalized by fine and/or imprisonment for making false statements or presenting false information. I further acknowledge that I have read and understand the terms and conditions set forth and described in the Boynton Beach Community Redevelopment Agency Commercial Property Improvement Grant Program Rules and Requirements.

Initials_____

APPLICANT INFORMATION

I understand that this application is not a guarantee of grant assistance, and that award of grants is at the sole discretion of the Boynton Beach Community Redevelopment Agency Board. I understand that the purpose of the grant is to further the Boynton Beach Community Redevelopment Plan, and that the Boynton Beach Community Redevelopment Agency may decline my application for any legal reason, including the reason that granting the award will not further the Community Redevelopment Plan. Should my application be approved, I understand that the Boynton Beach Community Redevelopment Agency may, at its sole discretion, discontinue grant payments at any time if in its sole and absolute determination it feels such assistance no longer meets the program criteria or is no longer in furtherance of the Boynton Beach Community Redevelopment Plan.

To the maximum extent possible, I hereby waive my rights to privacy and confidentiality for all matters contained in this application, and give my consent to the Boynton Beach Community Redevelopment Agency, its agents and contractors to examine any confidential information given herein. I further grant permission, and authorize any bank, employers or other public or private agency to disclose information deemed necessary to complete this application.

I specifically authorize the CRA to run a credit report as part of this application, and understand that information in my credit report, including a record of bankruptcy, may disqualify me from obtaining grant funding.

I give permission to the CRA or its agents to take photos of myself and business to be used to promote the program.

I understand that if this application and the information furnished in support of the application are found to be incomplete, it will be not processed.

Initials_____

APPLICANT INFORMATION

APPLICANT SIGNATURES:

1. _____
Principal/Owner's Signature Date
_____
Printed Name Title

2. _____
Principal/Owner's Signature Date
_____
Printed Name Title

3. _____
Principal/Owner's Signature Date
_____
Printed Name Title

4. _____
Principal/Owner's Signature Date
_____
Printed Name Title

Notary as to Principal/Owner's Signatures - Multiple notary pages may be used if signing individually

STATE OF _____
COUNTY OF _____

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgements, personally appeared_____, who is/are personally known to me or produced_____ as identification, and acknowledged he/she executed the foregoing Agreement for the use and purposed mentioned in it and that the instrument is his/her act and deed.

IN WITNESS OF THE FOREGOING, I have set my hand and official seal in the State and County aforesaid on this _____ day of _____, 20_____.

_____
NOTARY PUBLIC
My Commission Expires:

LANDLORD INFORMATION

LANDLORD SIGNATURES:

1. _____
   Landlord's Signature Date

   _____
   Printed Name Title

2. _____
   Landlord's Signature Date

   _____
   Printed Name Title

Notary as to Principal/Owner's Signatures - Multiple notary pages may be used if signing individually

STATE OF _____
COUNTY OF _____

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgements, personally appeared _____, who is/are personally known to me or produced_____ as identification, and acknowledged he/she executed the foregoing Agreement for the use and purposed mentioned in it and that the instrument is his/her act and deed.

IN WITNESS OF THE FOREGOING, I have set my hand and official seal in the State and County aforesaid on this _____ day of _____, 20_____.

_____
NOTARY PUBLIC
My Commission Expires:

AUTHORIZATION TO PERFORM A CREDIT CHECK

FOR PRINCIPAL/OWNER

The applicant hereby consents to and authorizes the Boynton Beach Community Redevelopment Agency's ("CRA") investigation into the credit worthiness of the applicant. Such consent and authorization is given with respect to any and all persons who may conduct an investigation of the applicant's credit worthiness on behalf of the CRA, including independent contractors and credit agencies retained by the CRA for such purpose.

Any information provided to the CRA is a public record subject to the provisions of Ch. 119 F.S.

Applicant grants such consent and authorization to the CRA for the period commencing as of the date of this authorization and terminating on the date the grant has been fulfilled.

This applicant hereby waives and all claims, past, present or future, which the applicant may have against the CRA by reason of any credit investigation made pursuant to applicant's consent and authorization herein give to the CRA.

An authorization to Perform Credit Check needs to be complete by each Principal/Owner and by the Business.

Please us a separate form for each principal/owner:

Principal/Owner Name: _____
Date of Birth: _____
Current Home Address: _____
Previous Home Address: _____
Email: _____ Phone Number: _____

Signature: _____ Date: _____

AUTHORIZATION TO PERFORM A CREDIT CHECK

FOR BUSINESS

The applicant hereby consents to and authorizes the Boynton Beach Community Redevelopment Agency's ("CRA") investigation into the credit worthiness of the applicant. Such consent and authorization is given with respect to any and all persons who may conduct an investigation of the applicant's credit worthiness on behalf of the CRA, including independent contractors and credit agencies retained by the CRA for such purpose.

Any information provided to the CRA is a public record subject to the provisions of Ch. 119 F.S.

Applicant grants such consent and authorization to the CRA for the period commencing as of the date of this authorization and terminating on the date the grant has been fulfilled.

This applicant hereby waives and all claims, past, present or future, which the applicant may have against the CRA by reason of any credit investigation made pursuant to applicant's consent and authorization herein give to the CRA.

An authorization to Perform Credit Check needs to be complete by each Principal/Owner and by the Business.

Business (d/b/a if applicable):_____
Federal Tax ID #: _____
Current Business Address: _____
State of Corporation: _____ Email: _____
Phone Number: _____ Fax Number: _____

Signature: _____ Date: _____
Title: _____

CITY OF BOYNTON BEACH PLANNING & DEVELOPMENT DEPT.
ACKNOWLEDGEMENT FORM

COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM

CRA Grant Applicant: _____ has met with the City's Planning & Development Department to review the improvements that will done on the property located at: _____
_____

List of Improvements:

_____
_____
_____
_____

City of Boynton Beach
Planning & Development Dept.

Reviewed by: _____
Date: _____

Requirements:
_____
_____
_____

CITY OF BOYNTON BEACH PERMIT DEPT.
ACKNOWLEDGEMENT FORM

COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM

CRA Grant Applicant: _____ has met with the City's Permit Department to review the improvements that will done on the property located at: _____

List of Improvements:

_____
_____
_____
_____

City of Boynton Beach
Permit Dept.

Reviewed by: _____
Date: _____

Requirements:
_____
_____
_____

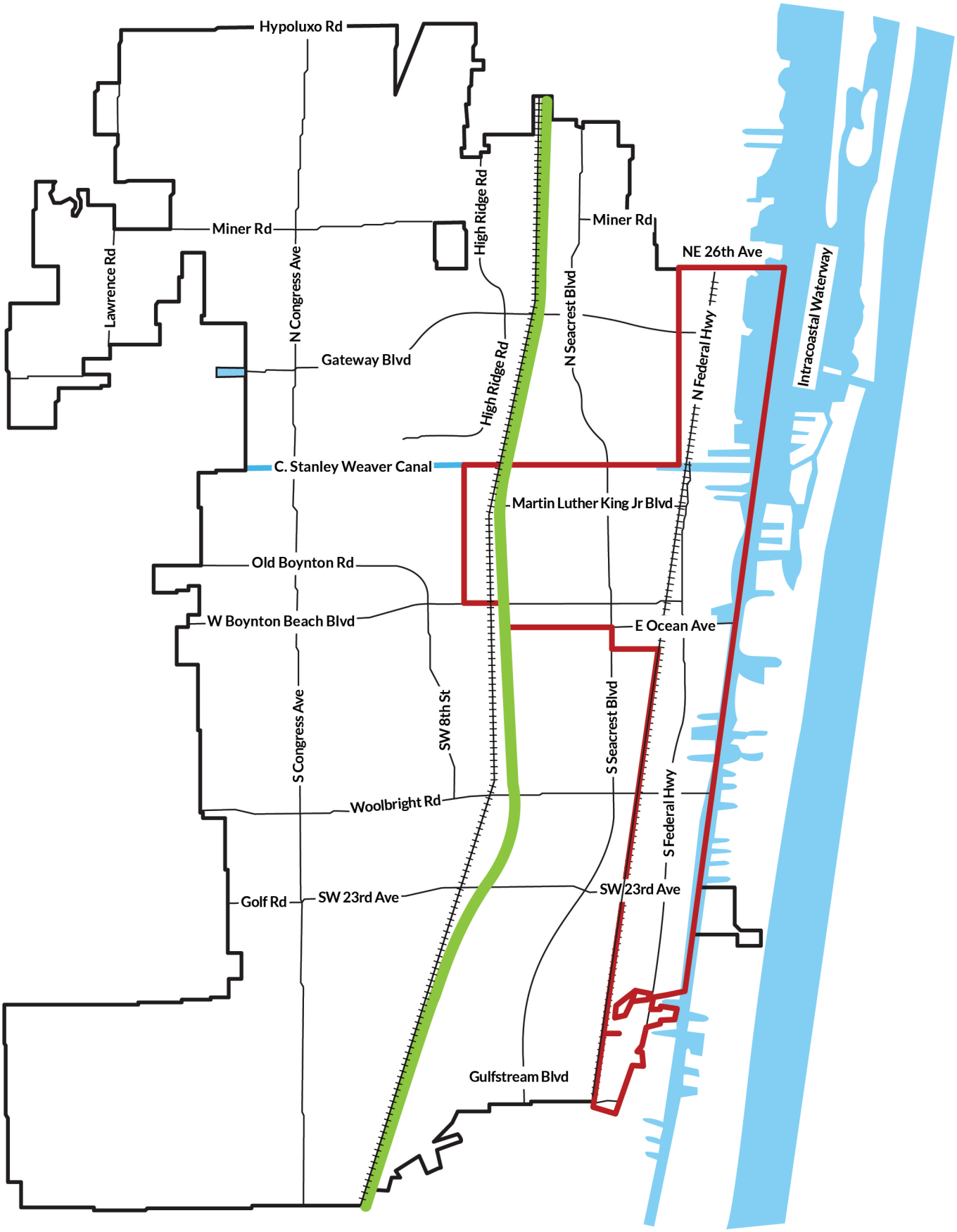
WAIVER AND RELEASE OF LIEN
UPON FINAL PAYMENT
(PAYMENT BY CHECK)

The undersigned lienor, in consideration of the final payment in the amount of $_____ and condition upon payment of check number_____ issued to the undersigned by _____ in said amount, waives and releases its lien and right to claim a lien for labor, services or materials furnished to (customers) _____ on the job of (owner property) _____, to the following described property:

Dated on: _____, 20_____

Lienor's Name_____
Address_____
By _____
Printed Name_____

BOYNTON BEACH CRA | MAP



KEY | I95 | CRA District

Eligible Product List - Detailed

All product specifications and installation quality must meet or exceed applicable local and state permitting, codes and health and safety standards. RenewPACE FL requires permits for many of the products below if required by the local jurisdiction. All products must be installed per manufacturer's specifications. All products must be permanently installed and remain at the property upon sale or transfer.

Product Category	Product Type	Eligibility Criteria - Detailed	Max Term
Appliances	Clothes Dryer	1. Product must comply with DOE Appliance Efficiency and Equipment Standards. 2. Product must be permanently affixed to the home.	10
Appliances	Clothes Washer	1. Product must comply with DOE Appliance Efficiency and Equipment Standards. 2. Product must be permanently affixed to the home.	10
Appliances	Dishwasher	1. Product must comply with DOE Appliance Efficiency and Equipment Standards. 2. Product must be permanently affixed to the home.	10
Appliances	Freezer	1. Product must comply with DOE Appliance Efficiency and Equipment Standards. 2. Product must be permanently affixed to the home.	15
Appliances	Refrigerator	1. Product must comply with DOE Appliance Efficiency and Equipment Standards. 2. Product must be permanently affixed to the home.	15
Electric Vehicle Charging Station	Electric Vehicle Charging Station	1. Product must be a Level 2 charger with SAE J1772 standard charging plug. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	10
Energy Storage	Advanced Energy Storage System	1. Product must be designed for daily cycling. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	10
Fuel Cells	Stationary Fuel Cell Power System	1. System must be certified as meeting the ANSI/CSA America FC1 standard. 2. Installation must comply with the Standard for the Installation of Stationary Fuel Cell Power Plants (NFPA 853). 3. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	10
HVAC	Air-Source Heat Pump	1. SEER ≥ 14.0 and HSPF ≥ 8.0. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	15
HVAC	Boiler - Gas High Efficiency	1. AFUE ≥ 82%. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	20
HVAC	Boiler - Oil High Efficiency	1. AFUE ≥ 84%. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	20
HVAC	Boiler - Steam	1. AFUE ≥ 80%. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	20
HVAC	Ceiling Fan	1. Product must comply with DOE Appliance Efficiency and Equipment Standards.	10
HVAC	Central Air Conditioner	1. SEER ≥ 14.0. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	15
HVAC	Duct Insulation	1. Product must meet criteria below, based on duct type and location: a. Supply ducts in the attic must have R-value ≥ 8. b. All other ducts must have R-value ≥ 6.	20
HVAC	Duct Replacement	1. Total leakage shall be ≤ 4 cfm per 100 sq ft. 2. Product must meet criteria below, based on duct type and location: a. Supply ducts in the attic must have R-value ≥ 8. b. All other ducts must have R-value ≥ 6.	20
HVAC	Duct Sealing	1. Total leakage shall be ≤ 4 cfm per 100 sq ft.	20
HVAC	Ductless Mini-Split Air Conditioner	1. SEER ≥ 14.0. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	15
HVAC	Ductless Mini-Split Heat Pump	1. SEER ≥ 14.0 and HSPF ≥ 8.0. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	15

Eligible Product List - Detailed

HVAC	Energy Recovery Ventilation (ERV) System	1. Product must be certified by the Home Ventilating Institute (HVI).	15
HVAC	Furnace - Gas	1. AFUE ≥ 80%. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	20
HVAC	Furnace - Oil	1. AFUE ≥ 83%. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	20
HVAC	Gas Fireplace	1. Product must include a closable metal or glass doors covering the entire opening of the firebox. 2. Installation must include a combustion air intake to draw air from outdoors and a flue damper. 3. Continuously burning pilot lights are prohibited. 4. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	20
HVAC	Geothermal Heat Pump	1. Product must meet the criteria below: a. Ground water-source heat pumps (cooling): EER ≥ 16.2 b. Ground water-source heat pumps (heating): COP ≥ 3.6 c. Ground-source heat pumps (cooling): EER ≥ 13.4 d. Ground-source heat pumps (heating): COP ≥ 3.1 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	20
HVAC	Heat Recovery Ventilation (HRV) System	1. Product must be certified by the Home Ventilating Institute (HVI).	15
HVAC	Pellet Stove or Fireplace Insert	1. Product must be on the List of EPA Certified Wood Stoves.	20
HVAC	Programmable Thermostat	1. Product must be programmable.	15
HVAC	Ventilating Fan	1. Installation must meet criteria below, based on location and air flow rate: a. Range Hood: 2.8 CFM/watt b. In-line fan: 2.8 CFM/watt c. Bathroom, utility room 10-90 CFM: 1.4 CFM/watt d. Bathroom, utility room above 90 CFM: 2.8 CFM/watt	10
HVAC	Whole House Fan	1. Product must comply with Florida Building Code.	20
HVAC	Wood Stove or Fireplace Insert	1. Product must be on the List of EPA Certified Wood Stoves.	20
Insulation and Air Sealing	Air Sealing	1. Product must comply with Florida Building Code.	20
Insulation and Air Sealing	Attic Rafter Insulation	1. Final R-value ≥ 19.	25
Insulation and Air Sealing	Basement or Crawlspace Insulation	1. Product must comply with Florida Building Code.	25
Insulation and Air Sealing	Ceiling Insulation	1. Installation must meet criteria below, based on Climate Zones defined in Florida Building Code: a. Climate Zone 1: R-value ≥ 30. b. Climate Zone 2: R-value ≥ 38.	25
Insulation and Air Sealing	Floor Insulation	1. Final R-value ≥ 13.	25
Insulation and Air Sealing	Wall Insulation	1. Final R-value ≥ 13.	25
Lighting	Indoor Lighting Fixture	1. Product must be ENERGY STAR Certified or use LED technology.	20
Lighting	Lighting Control	1. The product must be one of the following lighting control types: a. Automatic Time-Switch. b. Daylight/Photo-Sensor. c. Dimmer. d. Occupancy/Motion/ Vacancy Sensor.	20
Lighting	Outdoor Lighting Fixture	1. Product must be ENERGY STAR Certified or use LED technology.	20
Pool Equipment	Automatic Pool Cover	1. Product must be automatic.	10
Pool Equipment	Gas Pool Heater	1. Thermal Efficiency ≥ 82%. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	10

Eligible Product List - Detailed

Pool Equipment	Heat Pump Pool Heater	1. COP ≥ 4.0. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	10
Pool Equipment	Pool Filter	1. Product must be a cartridge pool filter.	5
Pool Equipment	Pool Pump and Motor	1. Product must meet APSP-14 or APSP-15 Standards.	10
Roofing and Siding	Cool Roof - Performance	1. One of the following performance criteria must be met in order to be eligible: a. Eligible Attic Insulation is installed (R38). b. Eligible Duct Replacement is installed. c. Eligible Duct Sealing and Duct Insulation is completed. d. Eligible Radiant Barrier is installed. e. 1 inch air-space is installed between top of roof deck and bottom of roofing product. f. Insulation is installed above roof deck with R-value ≥ 2. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	25
Roofing and Siding	Cool Roof - Prescriptive	1. Product must meet ONE of the criteria below. If Aged Solar Reflectance is not available, it can be calculated using the following equation: Aged Solar Reflectance = (0.7)*(Initial Solar Reflectance) + 0.06. a. Low-Slope roofs (roof pitch ≤ 2:12) must have an Initial Solar Reflectance of ≥ 0.65 and an Aged Solar Reflectance ≥ 0.5. b. Steep-Slope roofs (roof pitch > 2:12) must have an Initial Solar Reflectance of ≥ 0.25 and an Aged Solar Reflectance ≥ 0.15. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	25
Roofing and Siding	Exterior Coating	1. Product must have solar reflectance ≥ 0.5 as tested by a third-party laboratory using ASTM C1549-09 test method. 2. Product color must be listed on the Renew Financial Exterior Coating Pre-Approval List.	20
Roofing and Siding	Insulated Siding	1. One of the following performance criteria must be met in order for the product to be eligible: a. The siding includes an insulated backing with R-value ≥ 2. b. Insulation with R-value ≥ 2 is installed beneath the siding.	25
Roofing and Siding	Radiant Barrier	1. Product must meet criteria below, based on type: a. Sheet radiant barrier: Emittance ≤ 0.06 b. Interior radiation control coating: Emittance ≤ 0.25. 2. Product must be installed below the roof deck.	25
Solar Photovoltaic	Inverter	1. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	20
Solar Photovoltaic	Solar Panel - With Monitoring	1. Product must be on the Florida Solar Energy Center List of Registered Modules. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	25
Solar Photovoltaic	Solar Panel - Without Monitoring	1. Product must be on the Florida Solar Energy Center List of Registered Modules. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	25
Solar Thermal	Solar Pool Heater	1. System must have OG-100 System Certification by Solar Rating and Certification Corporation (SRCC).	15
Solar Thermal	Solar Water Heater	1. System must have OG-300 System Certification by Solar Rating and Certification Corporation (SRCC). 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	15
Water Heating	Electric Heat Pump Tank Water Heater	1. Product must meet criteria below, based on volume and draw pattern: a. ≥ 20 gal and ≤ 55 gal, Low: Uniform Energy Factor ≥ 0.9254 – (0.0003* volume) b. ≥ 20 gal and ≤ 55 gal, Medium: Uniform Energy Factor ≥ 0.9307 – (0.0002* volume) c. ≥ 20 gal and ≤ 55 gal, High: Uniform Energy Factor ≥ 0.9349 – (0.0001* volume) a. > 55 gal and ≤ 120 gal, Low: Uniform Energy Factor ≥ 2.0440 – (0.0011* volume) b. > 55 gal and ≤ 120 gal, Medium: Uniform Energy Factor ≥ 2.1171 – (0.0011* volume) c. > 55 gal and ≤ 120 gal, High: Uniform Energy Factor ≥ 2.2418 – (0.0011* volume) 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	10

Eligible Product List - Detailed

Water Heating	Electric Tankless Water Heater	1. Product must meet criteria below, based on volume and draw pattern: a. <2 gal, Low: Uniform Energy Factor ≥ 0.91 b. <2 gal, Medium: Uniform Energy Factor ≥ 0.91 c. <2 gal, High: Uniform Energy Factor ≥ 0.92 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	10
Water Heating	Gas Storage Tank Water Heater	1. Product must meet criteria below, based on volume and draw pattern: a. ≥ 20 gal and ≤ 55 gal, Low: Uniform Energy Factor ≥ 0.5982 – (0.0019* volume) b. ≥ 20 gal and ≤ 55 gal, Medium: Uniform Energy Factor ≥ 0.6483 – (0.0017* volume) c. ≥ 20 gal and ≤ 55 gal, High: Uniform Energy Factor ≥ 0.6920 – (0.0013* volume) d. > 55 gal and ≤ 100 gal, Low: Uniform Energy Factor ≥ 0.7689 – (0.0005* volume) e. > 55 gal and ≤ 100 gal, Medium: Uniform Energy Factor ≥ 0.7897 – (0.0004* volume) f. > 55 gal and ≤ 100 gal, High: Uniform Energy Factor ≥ 0.8072 – (0.0003* volume) 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	10
Water Heating	Gas Tankless Water Heater	1. Product must meet criteria below, based on volume and draw pattern: a. <2 gal, Low: Uniform Energy Factor ≥ 0.81 b. <2 gal, Medium: Uniform Energy Factor ≥ 0.81 c. <2 gal, High: Uniform Energy Factor ≥ 0.81 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	20
Water Heating	Hot Water Pipe Insulation	1. R-value ≥ 3.	10
Water Heating	Hot Water Tank Insulation	1. R-value ≥ 6.	10
Water Heating	Indirect Tank	1. Product must be attached to an eligible heating system.	15
Water Heating	Water Heat Recovery	1. Heat exchanger must transfer waste heat from drain to domestic hot water system.	25
Water Heating	Water Softener	1. Product must be a central cation-exchange water softener. (Descalers, water conditioners, and other water treatment products are not eligible.)	20
Wind Energy	Small Wind Turbine	1. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	20
Wind Resistance	Gable-End Bracing	1. Product must comply with Florida Building Code. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	25
Wind Resistance	Roof Deck Attachment Strengthening	1. Product must comply with Florida Building Code. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	25
Wind Resistance	Roof-to-Wall Connection Reinforcement	1. Product must comply with Florida Building Code. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	25
Wind Resistance	Secondary Water Barrier	1. Product must comply with Florida Building Code. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	25
Wind Resistance	Storm Shutter	1. Product must have Florida Product Approval or Miami-Dade Notice of Acceptance. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	20
Wind Resistance	Wind-Resistant Door	1. Product must have Florida Product Approval or Miami-Dade Notice of Acceptance. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	25
Wind Resistance	Wind-Resistant Garage Door	1. Product must have Florida Product Approval or Miami-Dade Notice of Acceptance. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	15
Wind Resistance	Wind-Resistant Shingles	1. Product must have Florida Product Approval or Miami-Dade Notice of Acceptance. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	25
Wind Resistance	Wind-Resistant Window	1. Product must have Florida Product Approval or Miami-Dade Notice of Acceptance. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	25
Windows and Doors	Applied Window Film	1. Product must be NFRC Certified.	10

Eligible Product List - Detailed

Windows and Doors	Door	1. Product must meet criteria below, based on Climate Zones defined by Florida Building Code: a. Climate Zone 1: U-Factor ≤ 0.65 and SHGC ≤ 0.25 (if door has glazing). b. Climate Zones 2: U-Factor ≤ 0.40 and SHGC ≤ 0.25 (if door has glazing). 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	25
Windows and Doors	Exterior Shading Product	1. Product must be permanently installed on the building exterior to shade at least one window or door. 2. The following products are eligible: a. Awning b. Exterior window shade c. Solar screen d. Patio cover e. Roof overhang (Other exterior structural elements are not eligible.)	15
Windows and Doors	Interior Window Treatment	1. Product must be permanently installed on the interior of a window or door. 2. The following products are eligible: a. Blinds b. Shades c. Interior Shutters (Draperies, Insulated Panels, Mesh Screens, and Storm Panels are not eligible.)	10
Windows and Doors	Skylight	1. Product must meet criteria below, based on Climate Zones defined by Florida Building Code: a. Climate Zone 1: U-Factor ≤ 0.75 and SHGC ≤ 0.30. b. Climate Zones 2: U-Factor ≤ 0.65 and SHGC ≤ 0.30. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	20
Windows and Doors	Tubular Daylighting Device	1. Product must meet criteria below, based on Climate Zones defined by Florida Building Code: a. Climate Zone 1: U-Factor ≤ 0.75 and SHGC ≤ 0.30. b. Climate Zones 2: U-Factor ≤ 0.65 and SHGC ≤ 0.30. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	20
Windows and Doors	Window	1. Product must meet criteria below, based on Climate Zones defined by Florida Building Code: a. Climate Zone 1: U-Factor ≤ 0.65 and SHGC ≤ 0.25. b. Climate Zones 2: U-Factor ≤ 0.40 and SHGC ≤ 0.25. 2. A copy of the pulled permit or permit number must be submitted for this product prior to funding.	25
Enabling	Work	1. Work must be installed on the property. 2. Work must enable the installation of an eligible product. 3. Total cost of Enabling Work cannot exceed $10,000 and 25% of the total project cost.	5
Custom Product	Custom Product	1. Product must be approved by Program Administrator. Submissions can be entered here: https://renewfinancial.com/custom-product-request/.	TBD

Form **W-9**
(Rev. December 2014)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type
See **Specific Instructions** on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only **one** of the following seven boxes:

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▸ _____

Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.

☐ Other (see instructions) ▸

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)

Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number

☐☐☐ – ☐☐ – ☐☐☐☐

or

Employer identification number

☐☐ – ☐☐☐☐☐☐☐

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here **Signature of U.S. person** ▸ **Date** ▸

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at *www.irs.gov/fw9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),

2. Certify that you are not subject to backup withholding, or

3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and

4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States:

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 28% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the Part II instructions on page 3 for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code* on page 3 and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships* above.

What is FATCA reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code* on page 3 and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of $50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a $500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account, list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9.

a. **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note. ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. **Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. **Partnership, LLC that is not a single-member LLC, C Corporation, or S Corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. **Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

Line 3

Check the appropriate box in line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box in line 3.

Limited Liability Company (LLC). If the name on line 1 is an LLC treated as a partnership for U.S. federal tax purposes, check the "Limited Liability Company" box and enter "P" in the space provided. If the LLC has filed Form 8832 or 2553 to be taxed as a corporation, check the "Limited Liability Company" box and in the space provided enter "C" for C corporation or "S" for S corporation. If it is a single-member LLC that is a disregarded entity, do not check the "Limited Liability Company" box; instead check the first box in line 3 "Individual/sole proprietor or single-member LLC."

Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space in line 4 any code(s) that may apply to you.

Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)

2—The United States or any of its agencies or instrumentalities

3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

4—A foreign government or any of its political subdivisions, agencies, or instrumentalities

5—A corporation

6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession

7—A futures commission merchant registered with the Commodity Futures Trading Commission

8—A real estate investment trust

9—An entity registered at all times during the tax year under the Investment Company Act of 1940

10—A common trust fund operated by a bank under section 584(a)

11—A financial institution

12—A middleman known in the investment community as a nominee or custodian

13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over $600 required to be reported and direct sales over $5,000[1]	Generally, exempt payees 1 through 5[2]
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

[1] See Form 1099-MISC, Miscellaneous Income, and its instructions.

[2] However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

Note. You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are a single-member LLC that is disregarded as an entity separate from its owner (see *Limited Liability Company (LLC)* on this page), enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note. See the chart on page 4 for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at *www.ssa.gov*. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at *www.irs.gov/businesses* and clicking on Employer Identification Number (EIN) under Starting a Business. You can get Forms W-7 and SS-4 from the IRS by visiting IRS.gov or by calling 1-800-TAX-FORM (1-800-829-3676).

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note. Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: *A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.*

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if items 1, 4, or 5 below indicate otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code* earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account)	The actual owner of the account or, if combined funds, the first individual on the account[1]
3. Custodian account of a minor (Uniform Gift to Minors Act)	The minor[2]
4. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee[1]
b. So-called trust account that is not a legal or valid trust under state law	The actual owner[1]
5. Sole proprietorship or disregarded entity owned by an individual	The owner[3]
6. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor*
For this type of account:	**Give name and EIN of:**
7. Disregarded entity not owned by an individual	The owner
8. A valid trust, estate, or pension trust	Legal entity[4]
9. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
10. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
11. Partnership or multi-member LLC	The partnership
12. A broker or registered nominee	The broker or nominee
13. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
14. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

[1] List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

[2] Circle the minor's name and furnish the minor's SSN.

[3] You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

[4] List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships* on page 2.

***Note.** Grantor also must provide a Form W-9 to trustee of trust.

Note. If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records from Identity Theft

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Publication 4535, Identity Theft Prevention and Victim Assistance.

Victims of identity theft who are experiencing economic harm or a system problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to *phishing@irs.gov.* You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at: *spam@uce.gov* or contact them at *www.ftc.gov/idtheft* or 1-877-IDTHEFT (1-877-438-4338).

Visit IRS.gov to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.

BOYNTON BEACH CRA
Social Media Outreach Program

GROW YOUR BUSINESS!

The Boynton Beach CRA is excited to inform you about our Social Media Outreach Program! Our goal is to help businesses within the CRA District establish an online presence. The best part? It's completely FREE!

Renee Roberts, Social Media & Communications Specialist, is here to teach you the tools you need to successfully market your business on social media and online platforms.

This program aims to help business owners manage and learn how to utilize social media pages.

We offer a range of services, from starting business accounts, building ad campaigns for events to special promotions, or posting day to day activity and products. Contact us today to get started!

CONTACT INFORMATION:

Name: _____

Business: _____

Email: _____

Phone: _____

Video tutorials and training

Comprehensive guides and strategies

Website upkeep and ad marketing advice

Business cross promotions

SEO and ad marketing assistance

CONTACT US

Renee Roberts
RobertsR@bbfl.us
561-327-6154

Facebook.com/SocialMedia OutreachProgram

catchboynton.com/SMOP

ADVISORY BOARD ITEM B.1.

NEW BUSINESS

SUBJECT:

Discussion and Consideration of the Purchase for the Property Located at 1101 N. Federal Highway

SUMMARY:

On February 4, 2019 the owners of the property located at 1101 N. Federal Highway met with CRA to discuss the sale of the property to the CRA (see Attachment I).

An appraisal on the property was performed on February 8, 2019 and the fair market value was listed as $116,000 (see Attachment II).

The owners of the property have reviewed the appraisal and negotiated with CRA staff for a sale price of $140,000 along with paying off the outstanding liens on the property as listed below. The CRA would also be responsible for the demolition of the building.

The lien search performed on the property includes the following (see Attachment III):

- Case #16-506 - Code Compliance Lien $489,634.12 owed as of 1/4/19 with a daily running fine of $500.00. On March 1, 2016 the Building Dept. declared the building unsafe due to structural damage to the south, east and west side of the building – No permit was issued for the repairs made by the owner on the structure - The City is requiring the building to be demolished.
  The CRA has the advantage of working with the City to reduce this lien to administrative costs which is estimated to be approximately $2,500.00

- Case #15-2595 - Lot mowing lien as of 2/13/19 in the amount of $628.90 (with accruing interest).

- Case #16-1531 - Lot mowing lien as of 2/13/19 in the amount of $1,015.48 (with accruing interest).

If the CRA Board approves the purchase of the property, CRA staff will begin the demolition process once the CRA becomes the owner of the property.

FISCAL IMPACT:

FY 2018 - 2019 Budget, Project Fund, Line Item 02-58200-401 - $140,000 plus closing costs and liens in the approximate amount of $2,700.00.

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach Community Redevelopment Plan - Federal Highway District

CRAAB RECOMMENDATION:

1. Recommend approval of the purchase of the property located at 1101 N. Federal Highway

2. Do not recommend approval of the purchase of the property located at 1101 N. Federal Highway.

ATTACHMENTS:

Description
Attachment I - Location Map
Attachment II - Appraisal
Attachment III - Lien Search

View Property Record

Owners

HO KAREN
HO WING &

Property detail

Location	1101 N FEDERAL HWY
Municipality	BOYNTON BEACH
Parcel No.	08434521320080010
Subdivision	LAKE ADD TO BOYNTON
Book	30338 Page 940
Sale Date	DEC-2018
Mailing Address	9174 CHIANTI CT BOYNTON BEACH FL 33472 2459
Use Type	1100 - STORES
Total Square Feet	2460

Sales Information

Sales Date	Price
DEC-2018	10
AUG-2012	40000
JUN-2012	10
MAR-2012	60100
AUG-2004	10

1 2 3

Appraisals

Tax Year	2018
Improvement Value	$2,638
Land Value	$92,283
Total Market Value	$94,921

All values are as of January 1st each year

A P P R A I S A L R E P O R T

COMMERCIAL PROPERTY
1101 NORTH FEDERAL HIGHWAY
BOYNTON BEACH, FLORIDA 33435

by

Vance Real Estate Service
7481 Northwest Fourth Street
Plantation, Florida 33317-2204

for

Boynton Beach Community Redevelopment Agency
710 North Federal Highway
Boynton Beach, FL 33435

February 8, 2019

Vance Real Estate Service

February 8, 2019

Boynton Beach Community Redevelopment Agency
710 North Federal Highway
Boynton Beach, FL 33435

RE: Commercial property, 1101 North Federal Highway, Boynton Beach, FL 33435
(Legal description is in the report.)

Ladies and Gentlemen:

In fulfillment of our agreement, we transmit our Appraisal Report, in which we develop an opinion of market value for the fee simple estate in the referenced real property as of February 8, 2019. The report sets forth our value conclusion, along with data and reasoning supporting our opinion.

This report was prepared for and our professional fee billed to Boynton Beach Community Redevelopment Agency. Our analyses have been prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP 2018-2019). This report is for possible acquisition of the appraised property.

Jesse B. Vance, Jr. and Claudia Vance visited the property. If you have questions or further needs, please contact the undersigned.

As a result of our analyses, we have developed the following opinion of the market value of the appraised property, subject to definitions, certifications, and limiting conditions set forth in the attached report.

ONE HUNDRED SIXTEEN THOUSAND DOLLARS
$116,000

(THIS LETTER MUST REMAIN ATTACHED TO THE REPORT WITH SEVENTY-TWO (72) NUMBERED PAGES FOR THE VALUE OPINION SET FORTH TO BE CONSIDERED VALID.)

Respectfully submitted,

Jesse B. Vance, Jr., MAI, SRA, ASA
State-Certified General Real Estate Appraiser RZ-85

Claudia Vance, MAI
State-Certified General Real Estate Appraiser RZ-173

MBA
REAL ESTATE MANAGEMENT AND DEVELOPMENT

7481 Northwest 4th Street, Plantation, FL 33317-2204 954/583-2116

TABLE OF CONTENTS

	Page Number
Title Page	i
Letter of Transmittal	ii
Table of Contents	iii
INTRODUCTION	4
Photographs of the Subject Property	5
1-3-5 Mile Location Map	6
1-3-5 Mile Demographic Statistics	6
Summary of Important Facts and Conclusions	9
DESCRIPTIONS, ANALYSES, & CONCLUSIONS	10
Identity of Client and Intended User	11
Intended Use	11
Identification of Real Estate Appraised	11
Ownership	11
Property Address	11
Legal Description	11
Real Estate Tax Analysis	12
Market Area Description	13
Zoning	19
Site Description	19
Improvement Description	20
Real Property Interest Appraised	21
Appraisal Purpose and Definition of Market Value	21
Effective Dates of the Appraisal and Report	22
Scope of the Work	22
Summary of Information Considered	23
Property History	23
Highest and Best Use	24
SALES COMPARISON APPROACH-LAND VALUATION	27
Land Sales map	29
Land Sales documentation	30
Land Sales Comparison Chart	44
Valuation by the Sales Comparison Approach	45
FINAL VALUE OPINION	49
Certification and Limiting Conditions	50
ADDENDA	52
Acquiring Deeds of Appraised Property	53
Aerial View of the Appraised Property	57
“C-4” zoning information	58
USPAP Standards Rule 2-2a	61
Qualifications of the Appraisers	63

INTRODUCTION

East Subject Building Elevation

South Building Elevation

2

West Building Elevation

Looking NE @ Valued Property

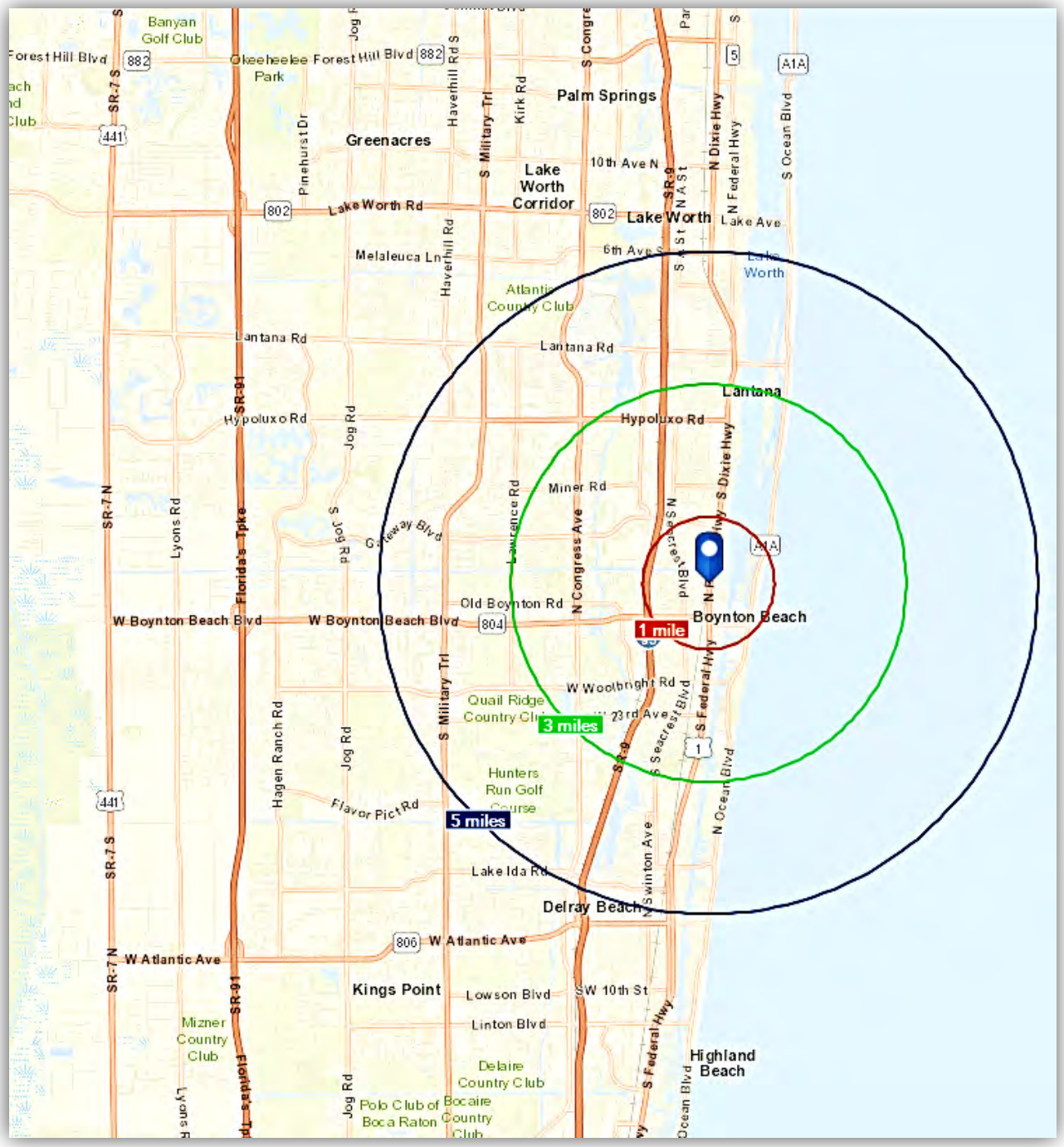
FEC RR Tracks to West of Subject

MLK, Jr. Blvd. looking East

N. Federal Highway Looking North

MLK, Jr. Blvd. looking West

PHOTOS OF THE VALUED PROPERTY
1101 N. Federal Highway
Boynton Beach, Florida 33435



1-3-5 MILE RADII FROM THE VALUED PROPERTY
1101 N. Federal Highway
Boynton Beach, Florida 33435

Demographics

1101 N Federal Hwy, Boynton Beach, Florida, 33435
Rings: 1, 3, 5 mile radii

VANCE REAL ESTATE SERVICEi
Latitude: 26.53618
Longitude: -80.05790

	1 mile	3 miles	5 miles
Population			
2000 Population	12,341	68,369	153,652
2010 Population	12,629	77,288	170,089
2018 Population	14,108	84,896	185,069
2023 Population	15,118	90,742	196,071
2000-2010 Annual Rate	0.23%	1.23%	1.02%
2010-2018 Annual Rate	1.35%	1.14%	1.03%
2018-2023 Annual Rate	1.39%	1.34%	1.16%
2018 Male Population	49.0%	47.9%	47.9%
2018 Female Population	51.0%	52.1%	52.1%
2018 Median Age	43.9	43.4	46.1

In the identified area, the current year population is 185,069. In 2010, the Census count in the area was 170,089. The rate of change since 2010 was 1.03% annually. The five-year projection for the population in the area is 196,071 representing a change of 1.16% annually from 2018 to 2023. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 43.9, compared to U.S. median age of 38.3.

Race and Ethnicity			
2018 White Alone	39.4%	59.6%	64.7%
2018 Black Alone	54.4%	31.7%	25.7%
2018 American Indian/Alaska Native Alone	0.5%	0.3%	0.5%
2018 Asian Alone	0.9%	2.0%	2.2%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	2.5%	3.6%	4.1%
2018 Two or More Races	2.2%	2.8%	2.7%
2018 Hispanic Origin (Any Race)	11.0%	17.3%	18.7%

Persons of Hispanic origin represent 18.7% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 66.2 in the identified area, compared to 64.3 for the U.S. as a whole.

Households			
2000 Households	4,805	29,667	67,123
2010 Households	5,001	32,863	72,836
2018 Total Households	5,635	36,082	78,766
2023 Total Households	6,065	38,634	83,389
2000-2010 Annual Rate	0.40%	1.03%	0.82%
2010-2018 Annual Rate	1.46%	1.14%	0.95%
2018-2023 Annual Rate	1.48%	1.38%	1.15%
2018 Average Household Size	2.48	2.32	2.33

The household count in this area has changed from 72,836 in 2010 to 78,766 in the current year, a change of 0.95% annually. The five-year projection of households is 83,389, a change of 1.15% annually from the current year total. Average household size is currently 2.33, compared to 2.31 in the year 2010. The number of families in the current year is 45,383 in the specified area.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

February 09, 2019

©2019 Esri

Demographics

1101 N Federal Hwy, Boynton Beach, Florida, 33435
Rings: 1, 3, 5 mile radii

VANCE REAL ESTATE SERVICE
Latitude: 26.53618
Longitude: -80.05790

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	$39,849	$50,209	$52,592
2023 Median Household Income	$46,486	$56,436	$59,921
2018-2023 Annual Rate	3.13%	2.37%	2.64%
Average Household Income			
2018 Average Household Income	$63,576	$70,424	$77,262
2023 Average Household Income	$75,102	$83,252	$91,238
2018-2023 Annual Rate	3.39%	3.40%	3.38%
Per Capita Income			
2018 Per Capita Income	$25,519	$30,551	$33,245
2023 Per Capita Income	$30,178	$36,049	$39,141
2018-2023 Annual Rate	3.41%	3.37%	3.32%
Households by Income			

Current median household income is $52,592 in the area, compared to $58,100 for all U.S. households. Median household income is projected to be $59,921 in five years, compared to $65,727 for all U.S. households

Current average household income is $77,262 in this area, compared to $83,694 for all U.S. households. Average household income is projected to be $91,238 in five years, compared to $96,109 for all U.S. households

Current per capita income is $33,245 in the area, compared to the U.S. per capita income of $31,950. The per capita income is projected to be $39,141 in five years, compared to $36,530 for all U.S. households

Housing			
2000 Total Housing Units	5,984	35,468	80,252
2000 Owner Occupied Housing Units	3,205	21,293	50,053
2000 Renter Occupied Housing Units	1,600	8,374	17,071
2000 Vacant Housing Units	1,179	5,801	13,128
2010 Total Housing Units	6,688	41,744	91,479
2010 Owner Occupied Housing Units	3,071	21,069	50,277
2010 Renter Occupied Housing Units	1,930	11,794	22,559
2010 Vacant Housing Units	1,687	8,881	18,643
2018 Total Housing Units	7,326	45,013	97,152
2018 Owner Occupied Housing Units	3,194	20,939	50,088
2018 Renter Occupied Housing Units	2,441	15,143	28,678
2018 Vacant Housing Units	1,691	8,931	18,386
2023 Total Housing Units	7,815	47,665	102,308
2023 Owner Occupied Housing Units	3,568	22,769	53,999
2023 Renter Occupied Housing Units	2,497	15,865	29,390
2023 Vacant Housing Units	1,750	9,031	18,919

Currently, 51.6% of the 97,152 housing units in the area are owner occupied; 29.5%, renter occupied; and 18.9% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 91,479 housing units in the area - 55.0% owner occupied, 24.7% renter occupied, and 20.4% vacant. The annual rate of change in housing units since 2010 is 2.71%. Median home value in the area is $212,234, compared to a median home value of $218,492 for the U.S. In five years, median value is projected to change by 2.73% annually to $242,865.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

©2019 Esri

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

PROPERTY APPRAISED:	Commercial property 1101 North Federal Highway Boynton Beach, FL 33435
OWNERSHIP:	Wing and Karen Ho 9174 Chianti Court Boynton Beach, FL 33472-2459
LAND:	4,648 square feet or 0.1067 of an acre
IMPROVEMENT:	One-story commercial building formerly used as a store, containing 2,460 square feet of enclosed area, constructed in 1958.
ZONING:	"C-4", General Commercial in the city of Boynton Beach
APPRAISAL PURPOSE:	To develop an opinion of market value
INTEREST APPRAISED:	Fee simple
CURRENT USE:	Unoccupied store
HIGHEST AND BEST USE:	As vacant: Small commercial building or redevelopment of the site with adjacent properties for a commercial or mixed use. As improved: Demolished and removed

VALUE BY THE SALES COMPARISON APPROACH:

4,648 square feet of land x $25.00 per square foot of land =

ONE HUNDRED SEVENTY-ONE THOUSAND DOLLARS
$116,000

VALUATION DATE: **February 8, 2019**

Exposure Time: 12 months prior to selling at the appraised value

DESCRIPTIONS, ANALYSES, CONCLUSIONS

APPRAISAL REPORT

This is an APPRAISAL REPORT that complies with Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP 2018 - 2019)

2-2(a)(i) State the identity of the client; state the identity of any intended users by name or type;

The client and intended user of this report is the Boynton Beach Community Redevelopment Agency.

2-2(a)(ii) State the intended use of the appraisal;

The intended use of the appraisal is for possible acquisition of the appraised property. Any other use is not intended.

2-2(a)(iii) Summarize information sufficient to identify the real involved in the appraisal, including the physical, legal and economic property characteristics relevant to the assignment;

Owner:	Wing and Karen Ho 9174 Chianti Court Boynton Beach, FL 33472-2459
Property Address:	1101 North Federal Highway Boynton Beach, FL 33435
Legal Description:	Part of Lot 1, Block A, LAKE ADDITION TO BOYNTON, FLORIDA Plat Book 11, page 71, Palm Beach County, FL (Complete legal description in the acquiring deed in the Addenda.)
Census Tract No.	61

2-2(a)(iii) Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)

Real Estate Tax: Parcel Control Number: 08 43 45 21 32 008 0010

Land Value:	$92,283
Improvement Value:	2,638
Total Value:	$94,921
Assessed Value:	$94,921
Ad Valorem Tax:	$ 1,999
Non Ad Valorem Tax:	$ 1,149
Total Tax:	$ 3,148

The low improvement value is reflective of the building reaching the end of its useful life. The City of Boynton Beach will demolish and remove the unusable structure.

Properties are assessed in arrears by the county property appraiser. The tax bill is issued in November and a 4% discount is given to a tax payer if the amount is paid in November. The discount diminishes until March, when the tax is due and payable.

In Florida, the taxable value for non-homesteaded properties can be increased to a maximum of 10% per year, from tax year 2009 going forward, based on a constitutional amendment voted on by the electorate of the state. There are some exceptions relate to school taxing districts. However, the millage of the city can increase; thus, real estate taxes can continue to increase from year to year.

2-2(a)(iii) Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)

Market Area Description:
Boundaries and Market Composition &
Transportation Infrastructure

The general market area is the City of Boynton Beach in eastern-central Palm Beach County. Population of the city is about 72,000 residents; land area of the municipality is about 16 square miles situated between Delray Beach on the south and Lake Worth on the north. The town was named for an early developer, Nathan Boynton, a former major in the Union Army in the Civil War. The city was founded in 1898 and incorporated in 1920. Most of the original buildings were destroyed in the hurricane of 1926, though a few remain. Others which were constructed in the early 1920's are still in use with repairs and replacements over the decades. Time and economic trends take a toll on properties; thus, in 1984 a redevelopment plan was adopted for the Community Redevelopment Area (CRA) in the city. It covers 1,650 acres in the central part of the municipality west of the Intracoastal Waterway.

The subject market area is the Federal Highway District North in the CRA with the following general boundaries: Florida East Coast (FEC) Railroad on the west, Intracoastal Waterway on the east, Northeast 7st Avenue on south and city's northern border on the north. The Federal Highway District South extends along the same east and west boundaries, and reaches the southern end of the city. The Federal Highway corridor is about 2.5 miles long. The strong influence of heavily trafficked Federal Highway is a catalyst to redevelopment of the district with over 2,300 new residential units in five projects in the north district and three in the south, with more planned. Highway beautification projects improved the aesthetics of the market area.

The immediate subject market area is the Federal Highway corridor between NE 7 Avenue on the south and NE 15 Avenue on the north. Most of the properties on the east and west side of the highway have shallow depths, inhibiting redevelopment of the sites with larger commercial projects. Assemblages of adjacent properties and rezoning to mixed use will facilitate revitalization of the subject market area.

2-2(a)(iii) Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)

Agriculture and farming had been important activities in past centuries in Boynton Beach. Commerce came to the area when Henry Flagler extended the Florida East Coast Railway from West Palm Beach to Miami in 1896. The railroad was the main mode of transportation to bring visitors and manufactured products to the city as well as transporting produce grown in the vicinity out of the area to other cities in the southeastern United States. Freight trains still run through the subject market area on the FEC tracts. Higher speed, passenger Brightline train runs along the FEC tract, but does not stop in Boynton Beach. For now, there are only three depots with one in downtown Miami, one in downtown Fort Lauderdale and the third in downtown West Palm Beach.

Separating the Federal Highway Districts, North and South is the Boynton Beach CRA Downtown District from NE 6 Avenue on the north to SE 12 Avenue on the south. Federal Highway is also the main north-south artery through the Downtown District. Federal Highway, also known as U S Highway 1, is the main north-south artery through eastern Palm Beach County and extends along the eastern seaboard of the United States.

Primary east-west arteries are Boynton Beach Boulevard and Ocean Avenue. Boynton Beach Boulevard is the principal east-west artery in city, having an interchange with Interstate 95. The boulevard continues west through Palm Beach County to its terminus at State Road 7/ U S Highway 441. Two miles east of State Road 7, it has an interchange with Florida's Turnpike. Boynton Beach Boulevard commences on the east at U S Highway 1, just to the east of the FEC Railroad.

Ocean Avenue, in the Cultural District of the CRA, is an upgraded streetscape of wide sidewalks covered with pavers, lighting, kinetic sculptures, and bollards. Ocean Avenue continues east of the Cultural District with a drawbridge over the Intracoastal Waterway, reaching Ocean Boulevard. Ocean Avenue extends west through Boynton Beach, with an interruption at Interstate 95. The subject market area is easily accessible by main roads and Interstate 95.

2-2(a)(iii) Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)

Just to the west of the Federal Highway North District is the Heart of Boynton District where the CRA has concentrated funds and effort into revitalizing the area with new housing options and upgraded streetscapes. The CRA has purchased numerous smaller properties to assemble larger sites for redevelopment of mixed use projects.

Population Trends

The demographic survey in the beginning of the report of 1, 3, and 5 mile radial circles from the appraised property shows the median household income for 2018 in the one-mile radius is $39,849, for three miles it is $50,209, and $52,592 for the five mile circle. All are lower than the median household income for Palm Beach County of $54,400 even though the east part of the circles includes the residents all the way to the Atlantic Ocean. In the one-mile circle, population is 14,108. In three miles, population increases to 84,896; at five miles, it is 185,069. However, about one-third of the three and five mile circles are over the Atlantic Ocean. Annual growth rate is anticipated to be 1.16% to 1.39% in the three circles during the next five years as the economy and job market improves in South Florida and new multi-family residential complexes are constructed. 52% of the housing units are owner occupied, with 30% rented. The percentage of renters is higher in this market because many of the single family houses are owned by investors who purchased them after the economic crash in 2008. Vacancy is reported to be 18%; however, this amount is high due to the undercount of the other two categories. Median home value in the five-mile area is $212,234 including the highly priced homes fronting the Atlantic Ocean and Intracoastal Waterway, compared to median home value of $218,492 in the United States.

The current life cycle stage of the market area is stability, a period of equilibrium without marked gains or losses, after a period of decline. However, the life cycle stage is changing to revitalization, a period of renewal, modernization and increasing demand with the assemblage of lots and construction of mixed use projects as promoted by the Boynton Beach Community Redevelopment Plan.

2-2(a)(iii) Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)

Economic Trends

During 2005-2006, the subject market area was experiencing a rise in property prices due primarily to the availability of financing with adjustable rate mortgages. Interest rates adjusted upward, but rental rates of multi-family properties did not. For single family residences, interest rates on mortgages adjusted upward, but homeowners' incomes did not increase. Scenarios were the same for many property types, all with the same result of owners' inability to make the payments and mortgages foreclosed. This situation was exacerbated by the economic crash in late 2008, followed by the Great Recession. The foreclosure cycle appears to have ended. Currently, sales are between individuals or investors who previously purchased the properties from foreclosing lenders and private parties who will reside in the properties or hold them in their investment portfolios.

Third party lenders are providing financing to investors and residents, at high loan to price ratios. Sale prices for single-family residences in the subject market area and close vicinity are in the range of $85,000 to $180,000, depending on building size, age and condition. Price range for multi-family dwellings are from about $70,000 to $100,000 per unit based on the same factors.

Land unit prices for sites fronting Federal Highway or in close proximity are in the range of about $22.00 to $29.00 per square foot. Land unit prices in the Central Business District are higher which is reflective of more intense use permitted on the site.

Family Dollar Store is an addition to the subject market area; it consists of an 8,100 square foot commercial building at the southeast corner of the signalized intersection of Martin Luther King, Jr. Boulevard and North Seacrest Boulevard.

2-2(a)(iii) Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)

More revitalization in the CRA is taking place along US Highway 1, in the southern part of the corridor near Ocean Avenue and Boynton Beach Boulevard with projects such as 500 Ocean, with 341 residential units, 20,000 square feet of retail space and 6,000 square feet of office. Ocean One at 114 N Federal Highway is planned for 358 apartments, 12,075 square feet of retail, 120 hotel room and 439 parking spaces. The Villages at East Ocean Avenue were approved for 371 dwelling units and 15,757 square feet of commercial space.

Town Square, a major redevelopment project, will take place in three sections extending from the south side of Boynton Beach Boulevard south to SE 2 Avenue, encompassing 16.5 acres of land. The north section covers the area of the old city hall and police station which will be demolished and removed.

The project consists of the following:

- North parcel – 225 residential units, 120 hotel rooms, 65,000 square feet of office/ retail space and 927 space parking garage
- Middle parcel – 200 residential units, 18,887 square feet of retail space
- South parcel – 280 residential units, 820 space parking garage, 4,000 public space

Included in the project are spaces for a new city hall, police station, fire station and park. Renovation of the historic high school is part of the project. The first phase of the project is underway.

Boynton Beach Community Redevelopment Agency (BB CRA) issued a Request for Proposals (RFP) and Developer Qualifications for Commercial and Residential Redevelopment for land in the Heart of Boynton District along East Martin Luther King, Jr. Boulevard and NE 9 Avenue. The RFP sections the land into west and east parts. Actual total land size is 5.33 acres. Specific property types for the projects are not specified in the RFP, but they must be consistent with the BB CRA plan for the area.

2-2(a)(iii) Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)

The shift in new projects is from single family residential to higher density multi-family. Ocean Breeze East will be a new affordable housing development in the Heart of Boynton at North Seacrest Boulevard and NE 7 Avenue. The Florida Housing Finance Corporation awarded RS Development Corp. tax credits to construct 123 dwelling units on 4.4 acres of land. This developer submitted the successful proposal to the Boynton Beach CRA to purchase the property for the new project.

The Boynton Beach CRA purchased properties with improvements that are reaching the end of their useful lives that are located along Federal Highway. The old improvements are demolished and removed, then the sites are sold for the construction of new projects. An example of this is the property at 711 N Federal Highway which had been owned by AmeriGas, then purchased by the CRA. The CRA sold the cleared land to the owner of the property to the north, South Florida Marine for expansion of the business. The CRA also purchased the property 1110 N Federal Highway (Land Sale 1 in this report), where the improvement will also be demolished and removed. If the CRA buys the appraised property, the old improvement will be razed too.

Conclusion

The redevelopment goal of the Boynton Beach CRA, along with private property owners, is to transform Boynton Beach from a retirement community to a vibrant city where residents can enjoy living and working in an attractive setting. The City and the CRA are instrumental in the renaissance of Boynton Beach. The positive price trend for property in the subject market area will continue while revitalization is taking place through the joint involvement of private investors and governmental agencies.

Land Use:	General Commercial
Proposed Land Use:	Mixed Use, low intensity
CRA District:	Federal Highway District - North

APPRAISAL REPORT (continued)

2-2(a)(iii) Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)

Zoning: "C-4", General Commercial in the city of Boynton Beach. The intent of this district is to accommodate service and intensive commercial establishments and limited light industrial uses. Minimum lot area is 5,000 square feet. Minimum lot frontage is 50 feet; minimum lot depth is 100 feet. Copy of the zoning code is in the Addenda.

The appraised site contains approximately 4,648 square feet, not meeting the current size standard in the "C-4" district. However, the lot was platted prior to the current code and would most probably be viewed as a legal, non-conforming lot. City officials make this determination.

Site Description: The shape of the site appears to be a parallelogram. Approximate dimensions and size are from public records.

North boundary on adjacent property:	106 feet
East boundary on N Federal Highway:	44 feet
South boundary NE 10 Avenue:	106 feet
West boundary on Florida East Coast Railroad right-of-way:	44 feet
Total:	Approximately 4,648 square feet

Utilities: All utilities are available to the site.

Access: The site is has frontage on North Federal Highway and NE 10 Avenue. North Federal Highway is a four-laned road with a raised, landscaped median, sidewalks, street lights, storm drains, turn lanes and bicycle lanes.

2-2(a)(iii) Summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic characteristics relevant to the assignment; (continued)

NE 10 Avenue is a two-laned local road. There is a traffic signal at the intersection of the two roads. West of Federal Highway, NE 10 Avenue is known as Martin Luther King, Jr. Boulevard.

Vehicular access to the appraised land is via a driveway at the southwest corner of the site.

The land concerned is adjacent to the east of the FEC Railroad tracks, with a grade level crossing at the intersection of NE 10 Avenue and the tracks.

Easements: There is no survey to review; however, utility easements are typically around the perimeter of the site.

Improvement Description: The improvement on the subject property is a one-story commercial building which appears to have been used as two stores. The building contains 2,460 square feet and was constructed in 1958. No interior inspection of the building was made; the premises are unoccupied. There are a chain and lock on the front door, and a sign posted by the City of Boynton Beach that no one is permitted to enter the building due to its unsafe condition. The City will demolish and remove the building, thus it is of no contributory value to the property.

Environmental Assessment: No assessment was available for review.

2-2(a)(iv) State the real property interest appraised;

A person who owns all the property rights is said to have *fee simple title. A fee simple title implies absolute ownership unencumbered by any other interest or estate.* Partial interests in real estate are created by selling, leasing, et cetera. Partial estates include *leased fee and leasehold estates.*

The interest appraised is fee simple.

2-2(a)(v) State the type and definition of value and cite the source of the definition;

The purpose of the appraisal is to develop an opinion of market value of the subject property as of February 8, 2019.

MARKET VALUE: a type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal. The conditions included in market value definitions establish market perspectives for development of the opinion. These conditions may vary from definition to definition but generally fall into three categories:

1. the relationship, knowledge, and motivation of the parties (i.e., seller and buyer);
2. the terms of sale (e.g., cash, cash equivalent, or other terms); and
3. the conditions of sale (e.g., exposure in a competitive market for a reasonable time prior to sale).

Market value appraisals are distinct from appraisals completed for other purposes because market value appraisals are based on a market perspective and on a normal or typical premise. These criteria are illustrated in the following definition of *Market Value**, provided here only as an example.

Market value *means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

1. *buyer and seller are typically motivated;*
2. *both parties are well informed or well advised and acting in what they consider their own best interests;*
3. *a reasonable time is allowed for exposure in the open market;*
4. *payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
5. *the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

* This example definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the *Interagency Appraisal and Evaluation Guidelines*, dated December, 2010.

Florida Court Definition: "Market Value is the price that a seller willing, but not compelled to sell, and a buyer willing, but not compelled to buy, would agree to in fair negotiations with knowledge of all the facts." [*Source: Fla. Power & Light Co., v. Jennings, 518 So.2d 895 (Fla. 1987)]*

2-2(a)(vi) State the effective date of the appraisal and the date of the report;

A) Effective Date of the Appraisal: February 8, 2019

B) Date of the Report: February 8, 2019

2-2(a)(vii) Summarize the scope of work used to develop the appraisal;

The appraisal problem is to develop an opinion of value of the property based on its highest and best use. The appraiser inspected the exterior of the property and photographed it. A thorough investigation was made into the physical characteristics of the property that could affect its value. The market area was surveyed to determine its stage of the life cycle. Research was conducted to ascertain economic factors that might influence value. Data research consisted of collecting, confirming, and reporting sales of land sales. The process included searches and analyses, inspections and confirmations, and final reporting. The appraiser examined several sources of sales data, including CoStar Group, Corelogic, Realquest, Loopnet, Palm Beach County Property Appraiser records, the public records, and data from the appraiser's plant.

For Sales Comparison Approach, land sales are compared to each other and to the property under appraisement to arrive at an opinion of value.

APPRAISAL REPORT (continued)

2-2(a)(viii) Summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions; exclusion of the sales comparison approach, cost approach, or income approach must be explained;

The information analyzed and appraisal methods used are detailed in the valuation section of the report. Further, the reasoning that supports the analyses, opinions, and conclusions is explained in the valuation section. Neither the Cost nor Income Approaches are applicable to appraise the small subject site, which is what constitutes the value of the property concerned. Exclusion of these approaches to value still produces a creditable report.

SR 1-5 When the value opinion to be developed is market value, if such information is available in the normal course of business:

a) analyze all agreements of sale, options, or listings of the subject property current as of the effective date of the appraisal; and

There are no known agreements for sale, options or listings of the appraised property as of the effective date of the appraisal.

b) analyze all sales of the subject property that occurred within the three (3) years prior to the effective date of the appraisal.

The appraised property was acquired by special warranty deed on August 17, 2012 for a price of $40,000 as part of a foreclosure of a mortgage which financed the purchase of for a prior owner of the property. This price was not representative of market value at the time of sale. A copy of the deed is in the Addenda.

There was a quit claim deed between related parties on December 31, 2018, which was also not representative of market value. Copy of deed is in the Addenda.

2-2(a)(ix) State the use of the real estate existing as of the date of value, and the use of the real estate or personal property reflected in the appraisal;

The use of the real estate on the date of valuation is an unoccupied one-story store; however, this is not the highest and best use of the property. The depreciated building has no contributory value to the property. Therefore, the use reflected in this appraisal is vacant land, ready for its highest and best use. No personal property is included in the valuation.

2-2(a)(x) When an opinion of highest and best use was developed by the appraiser, summarize the support and rationale for that opinion.

HIGHEST AND BEST USE OF THE PROPERTY AS VACANT

Physically Possible as Vacant

The land appraised contains 4,648 square feet. It has a corner location at the signalized intersection of North Federal Highway and NE 10 Avenue. The parcel is level and filled to street grade. All utilities are available to the site. The Florida East Coast railroad tracks are adjacent to the west, with a railroad track crossing at NE 10 Avenue. Physical constraint to develop the site is its size which in-turn governs the size of the potential improvement which can be placed on it.

Legally Permissible as Vacant

Legal restrictions to the development of the site consist of land use designation, building and zoning codes, platting and deed restriction, none of which came to light during the property investigation. Land use designation is General Commercial. Proposed land use is mixed use, low intensity. Zoning is “C-4”, General Commercial. Minimum lot size is 5,000 square feet. Permitted uses include a variety of commercial and light industrial uses. The appraised land does not meet the size standards for the current “C-4” district. If permitted to be improved, the site would most probably be a legal non-conformity. Potentially, the subject could be assembled with the property adjacent to the north for a larger development. City officials make the determination as to conformity with zoning codes and as to the legally permissible use of the land.

HIGHEST AND BEST USE OF THE PROPERTY AS VACANT

Financially Feasible as Vacant

The third test of Highest and Best Use is economic feasibility. Demand for a certain property type must be evident for it to be feasible. For it to be financially feasible, the use must be marketable and provide the investor with a competitive return when compared with alternate uses. As mentioned, assemblages of smaller parcels into larger sites for mixed use development are taking place in the subject market area and in other CRA districts. Once a large site is assembled, the development process can commence with possible zoning and/or land use change to permit mixed use projects such as 500 Ocean or The Villages at East Ocean. On a smaller scale, Land Sales 2, 3 and 4 in this report are examples of less intense assemblages. Future use of the appraised land would be more similar to these instances.

Financially feasible use for the subject is either for a small stand-alone commercial property or to assemble it with the property to the north for redevelopment of a larger project. The most probable buyer is a local or regional developer assembling smaller parcels to have sufficient land for a large mixed use project. Time for development is now with revitalization of the subject market area and financing available from third party lenders.

Maximally Productive as Vacant

In summary, the Highest and Best Use of the land in question is for a small single-occupant commercial building or for assemblage with other properties to the north to construct a larger commercial project or a mixed use project with residential units on the upper floors and commercial use on the ground level. Such uses would be physically possible, probably legally permissible with necessary changes if any, financially feasible and maximally productive.

HIGHEST AND BEST USE OF THE PROPERTY AS IMPROVED

Highest and best use of the existing improvement is demolition and removal from the subject site. The structure is 61 years old and outmoded. The City of Boynton Beach has designated the building unsafe for occupancy. Due to the age and condition of the improvement, it is not financially feasible to cure the problems with it.

HIGHEST AND BEST USE OF THE PROPERTY AS IMPROVED

Numerous items of incurable physical deterioration and functional obsolescence render the building to have no contribution to the value of the property. Thus, demolition and removal of the building is its highest and best use which is physically possible, legally permissible, financially feasible and maximally productive.

2-2(a)(xi) Clearly and Conspicuously: State all extraordinary assumptions and hypothetical conditions; and state that their use might have affected the assignment result.

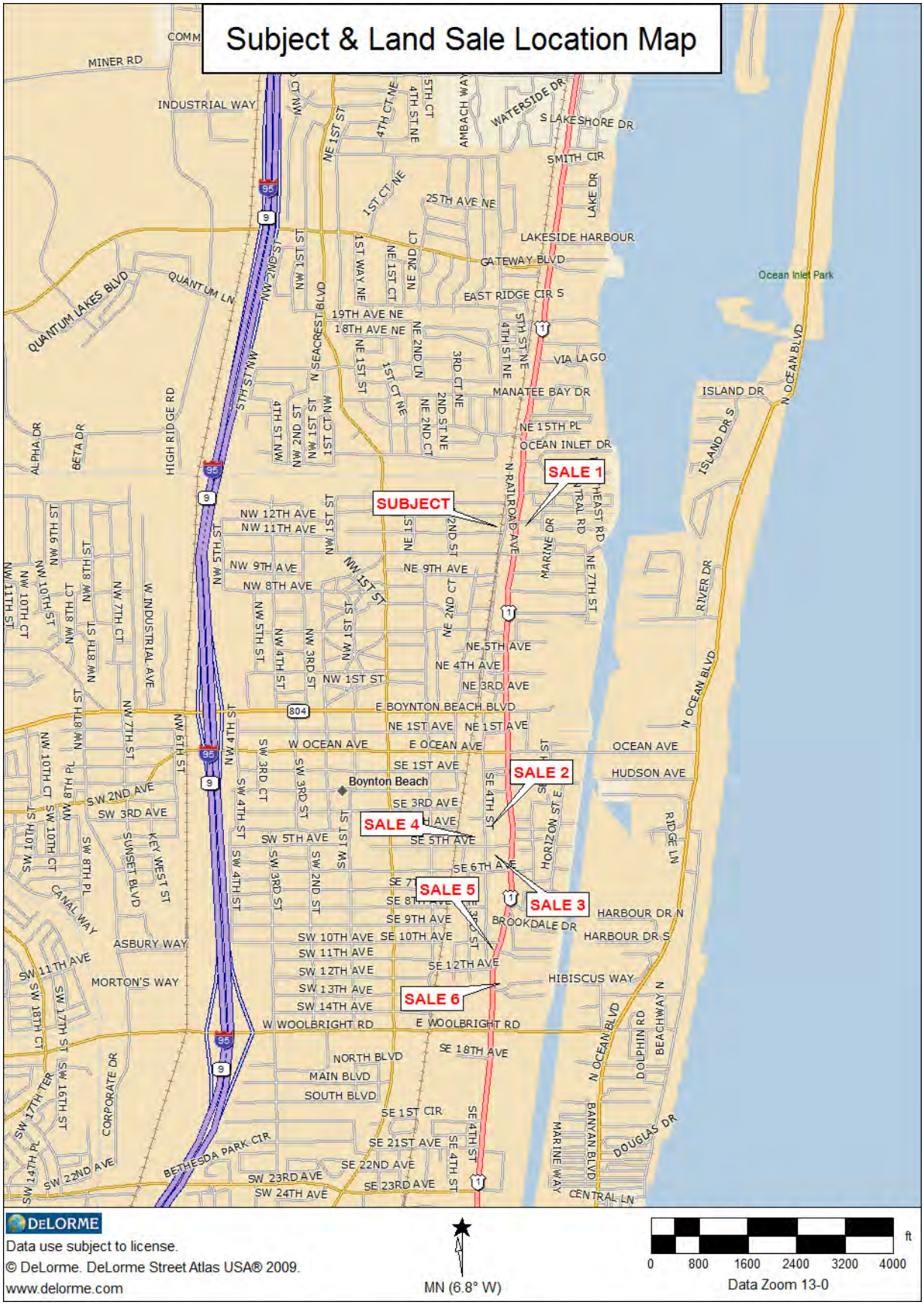
There are no extraordinary assumptions or hypothetical conditions in this report.

2-2(a)(xii) Include a signed certification in accordance with Standards Rule 2-3

See signed certification in report.

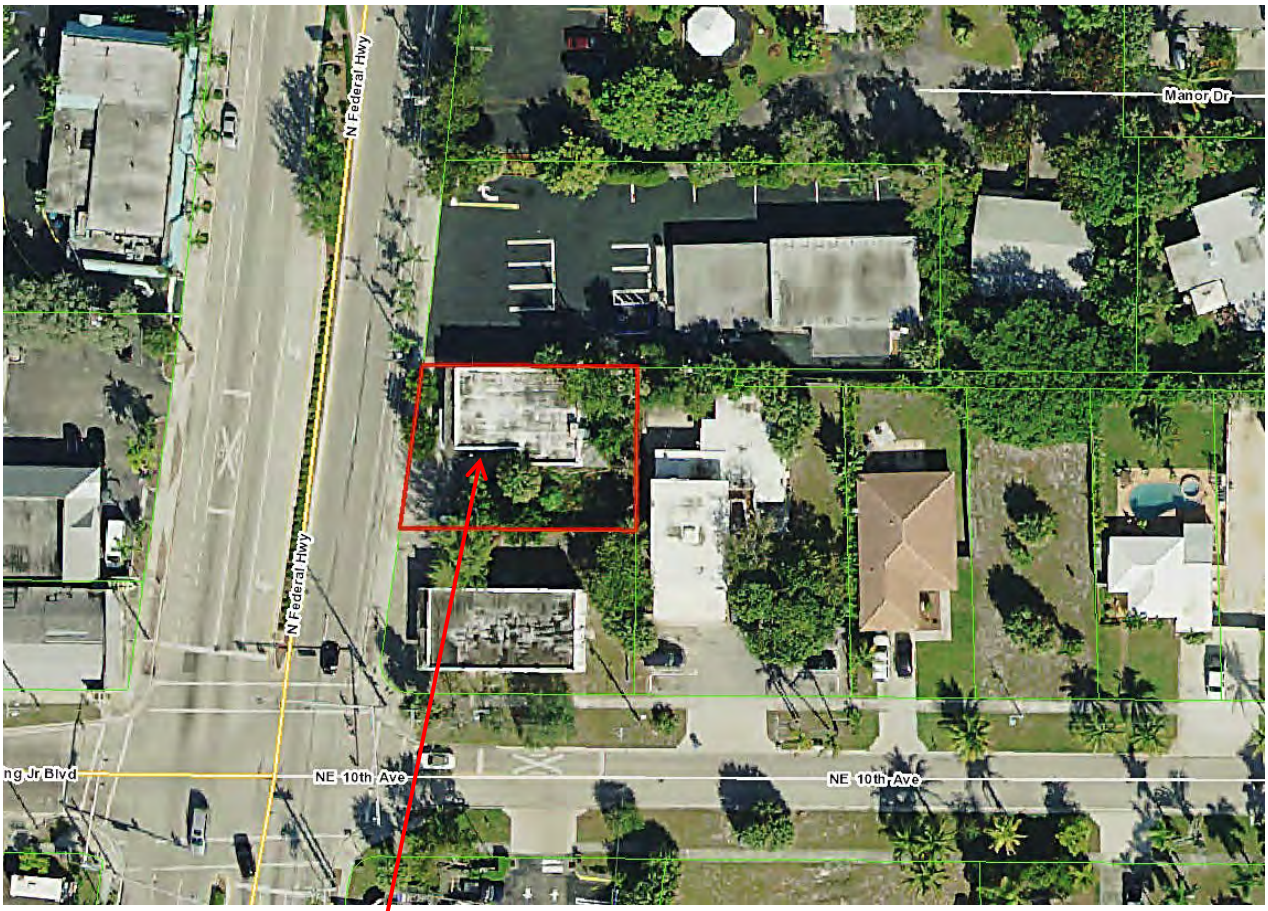
SALES COMPARISON APPROACH

LAND VALUATION


Subject & Land Sale Location Map
SUBJECT
SALE 1
SALE 2
SALE 3
SALE 4
SALE 5
SALE 6
Boynton Beach
Ocean Inlet Park
MINER RD
INDUSTRIAL WAY
WATERSIDE DR
S LAKESHORE DR
SMITH CIR
LAKE DR
25TH AVE NE
LAKESIDE HARBOUR
GATEWAY BLVD
EAST RIDGE CIR S
QUANTUM LAKES BLVD
QUANTUM LN
19TH AVE NE
18TH AVE NE
VIA LAGO
MANATEE BAY DR
ISLAND DR
N OCEAN BLVD
NE 15TH PL
OCEAN INLET DR
HIGH RIDGE RD
ALPHA DR
BETA DR
N RAILROAD AVE
MARINE DR
NE 7TH ST
RIVER DR
NW 12TH AVE
NW 11TH AVE
NW 9TH AVE
NW 8TH AVE
NE 9TH AVE
NE 5TH AVE
NE 4TH AVE
NE 3RD AVE
NW 1ST ST
E BOYNTON BEACH BLVD
NE 1ST AVE
W OCEAN AVE
E OCEAN AVE
OCEAN AVE
HUDSON AVE
SE 1ST AVE
SE 3RD AVE
SE 5TH AVE
SE 6TH AVE
SW 2ND AVE
SW 3RD AVE
SW 5TH AVE
W INDUSTRIAL AVE
KEY WEST ST
SUNSET BLVD
CANAL WAY
ASBURY WAY
MORTON'S WAY
SW 11TH AVE
SW 10TH AVE
SE 10TH AVE
SW 11TH AVE
SW 12TH AVE
SW 13TH AVE
SW 14TH AVE
SE 12TH AVE
SE 9TH AVE
BROOKDALE DR
HARBOUR DR N
HARBOUR DR S
HIBISCUS WAY
W WOOLBRIGHT RD
E WOOLBRIGHT RD
SE 18TH AVE
NORTH BLVD
MAIN BLVD
SOUTH BLVD
SE 1ST CIR
SE 21ST AVE
SE 22ND AVE
SE 23RD AVE
SW 23RD AVE
SW 24TH AVE
SW 22ND AVE
BETHESDA PARK CIR
CORPORATE DR
DOLPHIN RD
BEACHWAY N
BANYAN BLVD
DOUGLAS DR
MARINE WAY
CENTRAL LN
RIDGE LN
DELORME
Data use subject to license.
© DeLorme. DeLorme Street Atlas USA® 2009.
www.delorme.com
MN (6.8° W)
0 800 1600 2400 3200 4000 ft
Data Zoom 13-0

VACANT LAND SALES

SALE NO.	1
LEGAL DESCRIPTION	Lengthy legal description. See exhibit.
RECORDED	O. R. Book 28957, Page 1337
GRANTOR	The Alpine Seven Company, Inc.
GRANTEE	Boynton Beach Community Redevelopment Agency
DATE OF SALE	March 15, 2017
LOCATION	1110 North Federal Highway Boynton Beach, FL
ZONING	"C-4," General Commercial
PROPOSED LAND USE	Mixed Use, low intensity
CRA District	Federal Highway District – North
SALE PRICE	$170,000
LAND SIZE	6,033 square feet
UNITS OF COMPARISON	$28.18 per square foot of land
PARCEL CONTROL NO.	08 43 45 21 32 002 0211
CONDITIONS OF SALE	Cash sale. Arm's length transaction.
CONFIRMED	Theresa Utterback for grantee
COMMENTS	Negotiated transaction based on the market price for the property. Existing old store on the site will be demolished and removed to make way for redevelopment of the site.



LAND SALE 1
1110 N FEDERAL HIGHWAY
BOYNTON BEACH, FL

CFN 20170094923
OR BK 28957 PG 1337
RECORDED 03/17/2017 16:04:34
Palm Beach County, Florida
AMT 170,000.00
DEED DOC 1,190.00
Sharon R. Bock
CLERK & COMPTROLLER
Pgs 1337-1338; (2Pgs)

Prepared by and return to:
Spencer B. Siegel, Esq.
Siegel Siegel & Wright
1600 South Dixie Hwy Suite 300
Boca Raton, FL 33432
561-620-8200
File Number: **Alpine Seven**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **15th** day of **March, 2017** between **The Alpine Seven Company, Inc., a dissolved Florida corporation** whose post office address is **PO Box 700, Boynton Beach, FL 33425-0700**, grantor, and **Boynton Beach Community Redevelopment Agency, a public agency** whose post office address is **710 N. Federal Highway, Boynton Beach, FL 33435**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Palm Beach County, Florida** to-wit:

The North 66 feet as measured at right angles to the North line of the following described parcel:That part of Lots 20, 21 and 22, Block 2, Lake Addition, a Subdivision of the City of Boynton Beach, Florida, according to the Plat thereof, on file in Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 11, page 71, of the Public Records of Palm Beach County, Florida, more particularly described as follows:Beginning at the Southwest corner of Lot 20, Block 2, Lake Addition, run Easterly along the South line of said Lot 20, a distance of 122.5 feet to a point; thence Northerly at right angles to the South line of said Lot 20, a distance of 131.7 feet, more or less to a point in the North line of Lot 22, Block 2, Lake Addition, thence run Westerly along the North boundary line of said Lot 22, to the Northwest corner of said Lot 22; thence Southwesterly along the West line of Lots 22, 21 and 20, to the Point of Beginning.

Parcel Identification Number: 08-43-45-21-32-002-0211

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

This is not a certified copy

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Barry S. Siegel

Witness Name: Sandra Valeo

The Alpine Seven Company, Inc., a Florida for profit corporation

By: Mardy Powell
Mardy Powell, President

(Corporate Seal)

This is a certified copy

State of Florida
County of Palm Beach

The foregoing instrument was Acknowledged before me this 15th day of March, 2017 by Mardy Powell of The Alpine Seven Company, Inc., a Florida for profit corporation, on behalf of the corporation. He [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

SPENCER SIEGEL
MY COMMISSION # FF 956663
EXPIRES: May 15, 2020
Bonded Thru Notary Public Underwriters

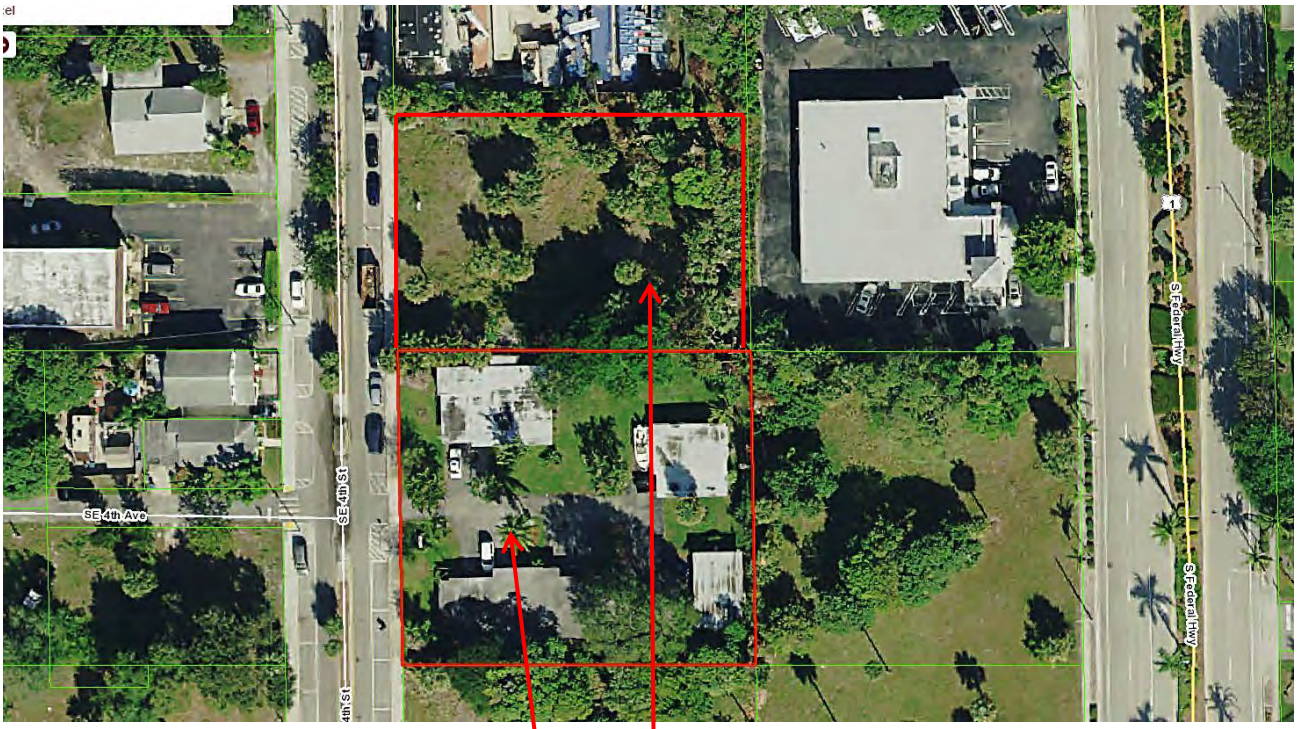
Notary Public

Printed Name: Spencer B Siegel, Esq.

My Commission Expires: May 15, 2020

VACANT LAND SALES

SALE NO.	2
LEGAL DESCRIPTIONS	Lot 10, the south 1/2 and Lot 11, Block "A," PENCE'S SUBDIVISION NO. 1, Plat Book 1, page 33, Palm Beach County, FL Lots 14 and 15, Block "A," PENCE'S SUBDIVISION NO. 1, Plat Book 1, page 33, Palm Beach County, FL
RECORDED	O. R. Book 28567, Page 956 O. R. Book 29557, Page 1905
GRANTORS	Okee Boynton 2015, LLC Richard Smith et al
GRANTEES	Ocean Hudson, LLC Exsorro One, Inc.
DATE OF SALES	August 30, 2016 December 28, 2017
LOCATIONS	412 Southeast 4 Street 420 Southeast 4 Street Boynton Beach, FL
ZONING	"C-3," Community Commercial
PROPOSED LAND USE	Mixed Use, medium intensity
CRA District	Downtown District
SALE PRICE	412 SE 4 Street: $ 240,000 420 SE 4 Street: 1,200,000 Total $1,440,000
LAND SIZE	21,510 sq ft + 28,676 sq ft = 50,186 sq ft
UNIT OF COMPARISON	$28.69 per square foot of land
PARCEL CONTROL NOS.	08 43 45 28 07 001 0101 and 0140
CONDITIONS OF SALE	Cash sales. Arm's length transaction.
CONFIRMED	Kenneth Kaleel, attorney for grantee
COMMENTS	Grantees are related companies. Properties are abutting. 412 is a vacant site. Existing old dwelling units on 420 will be demolished and removed to make way for redevelopment of the site.



LAND SALE 2
412 & 420 SOUTHEAST 4 STREEET
BOYNTON BEACH, FL

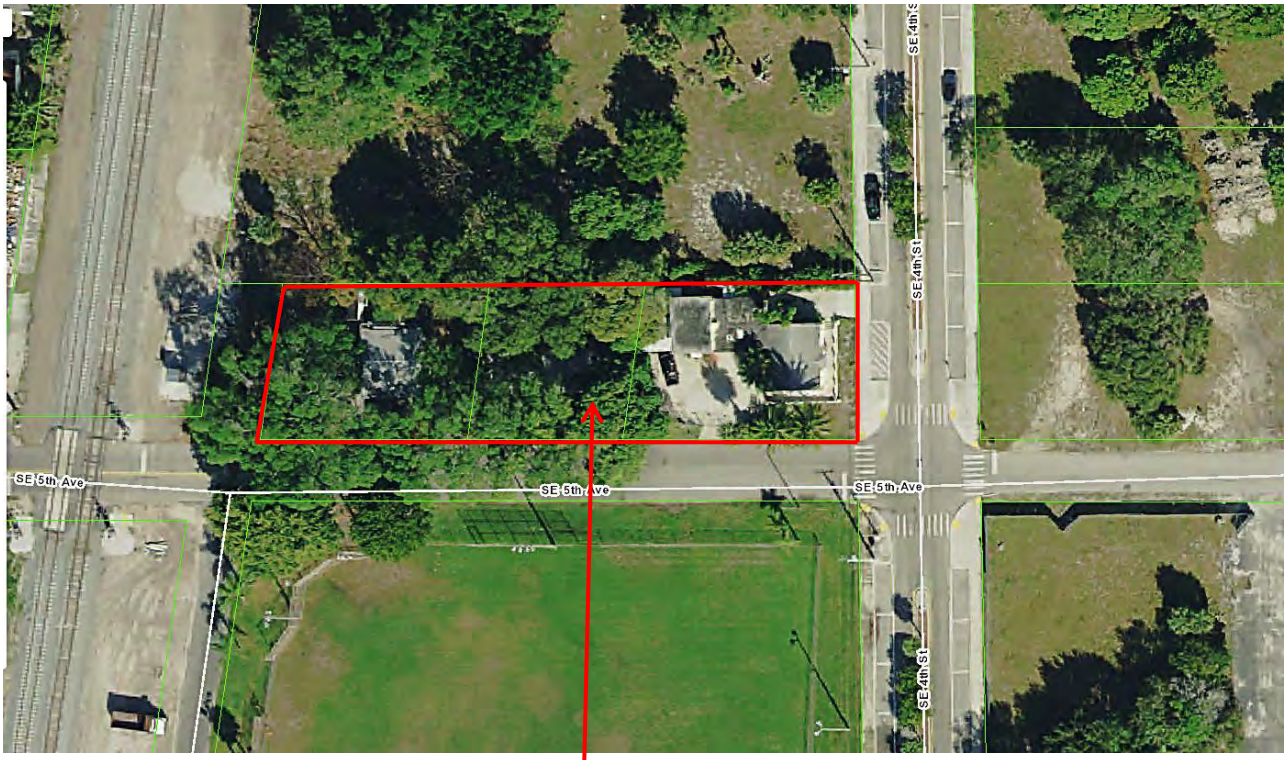
VACANT LAND SALES

SALE NO.	3
LEGAL DESCRIPTION	Lots 1, 2, 3 and 4, Block "C," PENCE'S SUBDIVISION NO. 1, Plat Book 1, page 33, Palm Beach County, FL, less the east 13 feet of Lots 1 and 4 for Federal Highway
RECORDED	O. R. Book 29241, Page 1523
GRANTOR	Hidden Brook Corporation
GRANTEE	Exsorro One, Inc.
DATE OF SALE	July 25, 2017
LOCATION	601 South Federal Highway Boynton Beach, FL
ZONING	"C-3," Community Commercial
PROPOSED LAND USE	Mixed Use, medium intensity
CRA District	Downtown District
SALE PRICE	$1,250,000
LAND SIZE	52,507 square feet
UNITS OF COMPARISON	$23.81 per square foot of land
PARCEL CONTROL NO.	08 43 45 28 07 003 0010
CONDITIONS OF SALE	Cash sale. Arm's length transaction.
CONFIRMED	Kenneth Kaleel, attorney for grantee
COMMENTS	Vacant parcel with street frontage on three sides: South Federal Highway, SE 4 Street and SE 5 Avenue.

LAND SALE 3
601 SOUTH FEDERAL HIGHWAY
BOYNTON BEACH, FL

VACANT LAND SALES

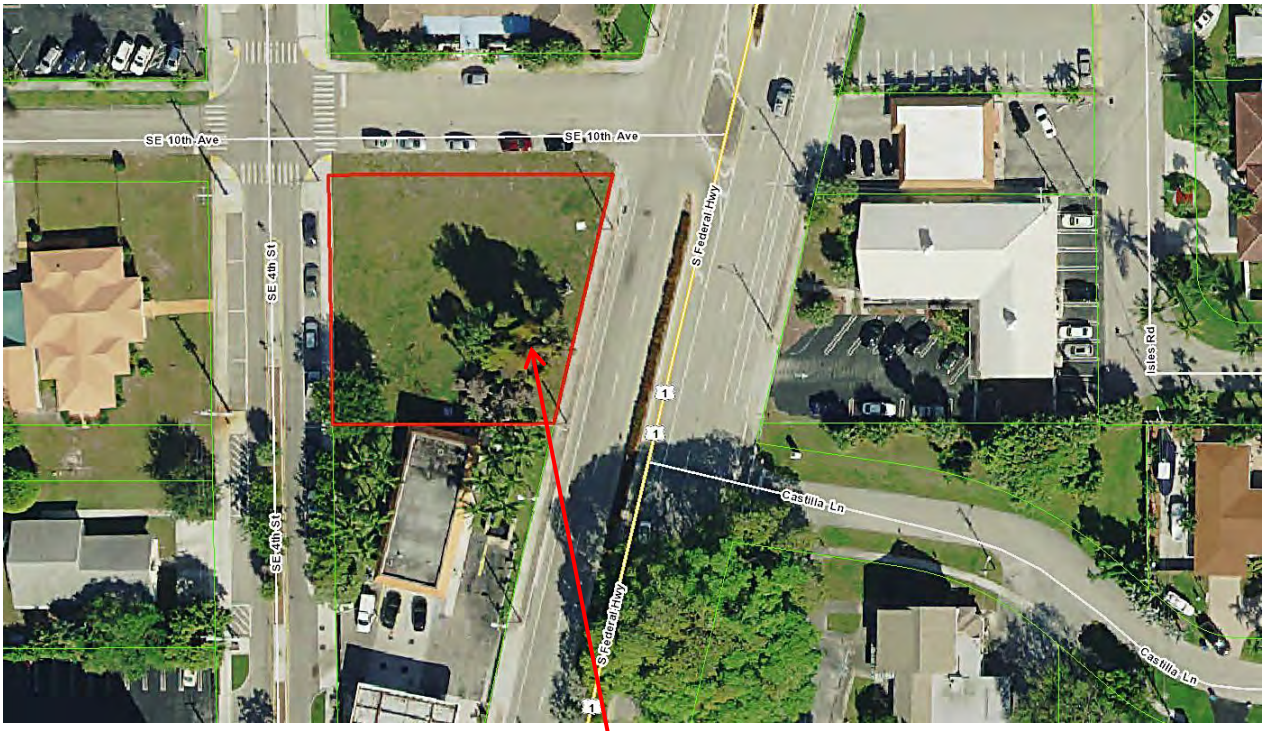
SALE NO.	4
LEGAL DESCRIPTION	Lot 11, Block "B," PENCE'S SUBDIVISION NO. 1, Plat Book 1, page 33, Palm Beach County, FL,
RECORDED	O. R. Book 29576, Page 256
GRANTOR	James Ploen
GRANTEE	Exsorro One, Inc.
DATE OF SALE	January 8, 2018
LOCATION	415, 421 and 425 Southeast 5 Avenue Boynton Beach, FL
ZONING	"C-3," Community Commercial
PROPOSED LAND USE	Mixed Use, medium intensity
CRA District	Downtown District
SALE PRICE	$611,000
LAND SIZE	21,593 square feet
UNITS OF COMPARISON	$28.30 per square foot of land
PARCEL CONTROL NO.	08 43 45 28 07 002 0111, 0112, 0113
CONDITIONS OF SALE	Purchase money mortgage in the amount of $531,000 at the market rate of interest. Arm's length transaction.
CONFIRMED	Kenneth Kaleel, attorney for grantee
COMMENTS	Three contiguous small parcels improved with old single family houses from 1924-1938, which will be demolished and removed to redevelop the site along with other parcels assembled by the same grantee. Road frontage on two sides: SE 4 Street and SE 5 Avenue.



LAND SALE 4
415, 421 & 425 SOUTHEAST 5 AVENUE
BOYNTON BEACH, FL

VACANT LAND SALES

SALE NO.	5
LEGAL DESCRIPTION	Lots 12 and 13, less the east 15 feet, PARKER ESTATE, Plat Book 10, page 37, Palm Beach County, FL
RECORDED	O. R. Book 29130, Page 501
GRANTOR	ALTA 1111 LLC
GRANTEE	Indiantown Land Holdings LLC
DATE OF SALE	June 1, 2017
LOCATION	1111 South Federal Highway Boynton Beach, FL
ZONING	"C-3," Community Commercial
PROPOSED LAND USE	Mixed Use, medium intensity
CRA District	Downtown District
SALE PRICE	$340,000
LAND SIZE	15,460 square feet
UNITS OF COMPARISON	$22.00 per square foot of land
PARCEL CONTROL NO.	08 43 45 28 24 000 0120
CONDITIONS OF SALE	Cash sale. Arm's length transaction.
CONFIRMED	Lloyd Granet, attorney for grantee
COMMENTS	Vacant parcel with street frontage on three sides: South Federal Highway, SE 4 Street and SE 10 Avenue.



LAND SALE 5
1111 SOUTH FEDERAL HIGHWAY
BOYNTON BEACH, FL

VACANT LAND SALES

SALE NO.	6
LEGAL DESCRIPTION	The south 100 feet of Lot 2, LEE MANOR ISLES, Plat Book 24, page 211, Palm Beach County, FL, less right-of-way for Federal Highway
RECORDED	O. R. Book 29355, Page 1851
GRANTOR	Anand Patel et al
GRANTEE	Exsorro One, Inc.
DATE OF SALE	September 21, 2017
LOCATION	1320 South Federal Highway Boynton Beach, FL
ZONING	"C-1," Office Professional
PROPOSED LAND USE	Mixed Use, medium intensity
CRA District	Federal Highway District – South
SALE PRICE	$565,000
LAND SIZE	22,686 square feet
UNITS OF COMPARISON	$24.91 per square foot of land
PARCEL CONTROL NO.	08 43 45 27 05 000 0021
CONDITIONS OF SALE	Cash sale. Arm's length transaction.
CONFIRMED	Kenneth Kaleel, attorney for grantee
COMMENTS	Vacant parcel at the northeast corner of South Federal Highway and Riviera Drive.

LAND SALE 6
1320 SOUTH FEDERAL HIGHWAY
BOYNTON BEACH, FL

LAND SALES COMPARISON CHART

No.	Location	Sale Date	Sale Price	Land Size S F	Price/ S F	Zoning	Proposed Land Use
1	1110 N Federal Hwy Boynton Beach	03/15/17	$ 170,000	6,033	$28.18	C-4	Mixed Use Low Intensity
2	412-420 SE 4 Street Boynton Beach	08/30/16 12/28/17	$1,440,000	50,186	$28.69	C-3	Mixed Use Medium Intensity
3	601 S Federal Hwy Boynton Beach	07/25/17	$1,250,000	52,507	$23.81	C-3	Mixed Use Medium Intensity
4	415-425 SE 5 Avenue Boynton Beach	01/08/18	$ 611,000	21,593	$28.30	C-3	Mixed Use Medium Intensity
5	1111 S Federal Hwy Boynton Beach	06/01/17	$ 340,000	15,460	$22.00	C-3	Mixed Use Medium Intensity
6	1320 S Federal Hwy Boynton Beach	09/21/17	$ 565,000	22,686	$24.91	C-1	Mixed Use Medium Intensity
Subject	1101 N Federal Hwy Boynton Beach	02/08/19	**VALUE $ 116,000**	4,648	**VALUE $25.00**	C-4	Mixed Use Low Intensity

SALES COMPARISON APPROACH
LAND VALUATION

Of the several methods to develop an opinion of land value, the one considered to be the most reliable is the Sales Comparison Approach. In this method, sales of other similar vacant parcels are compared to the site concerned; then adjusted for differences to arrive at land value. For the opinion to be supportable, there must be an adequate number of sales of similar properties for comparison to the subject.

The steps of sales comparison in Land Valuation are:

1) Locate and collect information of recent sales of sites most similar to the land being appraised.

2) Verify the sales information with parties to the transactions, including details of financing and any special considerations or non-typical market features.

3) Select relevant units of comparison and develop a comparative analysis for each unit.

4) Compare and adjust the sales to the subject using the significant, market-derived units of comparison.

5) Reconcile all value indications from the comparisons into a single value opinion by this approach.

The appraised property is improved with a depreciated commercial building. Highest and best use for the property is to demolish and remove the building, then redevelop the land with either a small commercial building or combine it with adjacent property for a larger mixed use project. Land size is approximately 4,648 square feet; zoning is "C-4", General Commercial. The subject market area is in the revitalization stage of its life cycle.

A search was made to find recent sales of properties fronting Federal Highway or close-by which are either vacant or will be vacant when the old improvements on them are demolished and removed. Of the properties reviewed, the six which are more similar to the subject are cited in this report. Details of the sales and listing are on the sale sheets and chart.

The unit of comparison relevant to this valuation is Sale Price per Square Foot of Land. The range of prices is from $22.00 to $28.69 per square foot of land, before adjustments.

ELEMENTS OF COMPARISON

Elements of comparison are the characteristics of transactions and properties that cause variation in prices paid for real estate. ***The Appraisal of Real Estate*** *continues by stating that there are basic elements of comparison that may be considered in sales comparison analysis for land valuation. The first group is termed transactional elements being: real property rights conveyed, financing terms, conditions of sale and market conditions. This second group of property elements consists of location, physical characteristics and use. Each element is hereafter addressed.*

(Continued)

Real Property Rights Conveyed

A transaction price is always predicated on the real property interest conveyed. Property interests conveyed can either be fee simple (without tenants) or leased fee (subject to leases). An adjustment for property rights conveyed is based on whether a leased fee interest was sold with leases at market rent, or below or above market rent.
In the case of land, there could be a land lease on the site that would create a leased fee interest. The lease amount would require examination to see if the tenant (the leasehold interest) had a value greater than zero. If it is, then the submarket rental rate would give some of the property value to the tenant.

The sales were the conveyance of fee simple interest, the same interest valued for the land in question. No numerical adjustment is warranted for this element of comparison.

Financing Terms

Financing terms may have a bearing on the price paid for a property. Such terms that may affect price include assuming a mortgage at lower than current interest rates, the seller paying a buydown for the buyer to have a lower interest rate, or the seller providing financing for a transaction at lower than typical institutional rates. In all of these cases, the buyer could have paid higher prices in such transactions to obtain favorable financing.

All of the land sales except No. 4 were in cash, which is the most common form of payment for vacant land. The grantor of Sale 4 accepted a purchase money mortgage from the buyer in the amount of $531,000 (87% loan to price ratio) on a short-term basis. The land unit price for No. 4 is in the range of the other sales, suggesting the financing did not have a significant effect on the amount paid. No adjustments are necessary for this element of comparison.

Conditions of Sale

Condition of sale addresses the motivation of buyers and sellers. Such motivations include a seller accepting a lower than market price for needed cash, a lender selling a previously foreclosed property to comply with regulations imposed on the institution, or a buyer purchasing an adjacent property. Even arm's length transactions may be the result of atypical motivation, such as lack of exposure time to the market, the result of an eminent domain proceeding, or tax consideration.

The grantee of Sale 1 is the Boynton Beach Community Redevelopment Agency, with the motivation of purchasing properties in the CRA for assemblage and/or redevelopment by other entities or in partnership with other property owners. The price the CRA paid was based on other market sales and negotiated with the seller. The motivation of the CRA is similar to other buyers in the market area where the buyers are purchasing numerous properties to assemble a site large enough for a financially feasible project. The unit price for Sale 1 is at the top of the range of the comparable sales, but still an indicator of the unit value for the parcel appraised.

(Continued)

Sales 2, 3, 4 and 6 were purchased by Exsorro One, Inc. or an affiliated entity, with Nos. 2, 3 and 4 in close proximity to each other. Sale 2 is an assemblage of adjacent properties. Sale 3 consists of two adjacent parcels which were purchased at one time. Motivation of the grantee of these sales appears to be similar to others who have made purchases in the area over the years which is as stated to assemble a site for development of a mixed use, higher density project.

Exsorro One, Inc. also purchased Sale 6, a stand-alone property, in the southern part of the Federal Highway corridor in Boynton Beach. Land Sale 5 is two blocks north of No. 6, also an individual purchase.

Conditions of sale of the transactions are emblematic of a market area in the revitalization phase of its life cycle. Old improvements reach the end of their economic lives. Some sites are too small for financially feasible redevelopment. Population is increasing with residents seeking new lifestyle accommodations. Thus, assemblages become the norm without need for adjustment for this motivation.

Market Conditions

Comparable sales that occurred under different market conditions than those applicable to the subject on the effective date of the value estimate require adjustment for any differences that affect their value. The most common adjustment for market condition is time; however, the passage of time itself is not the cause of the adjustment. Market conditions which change over time are the reason to make the adjustment, such as appreciation or depreciation due to building inventory, changes in tax laws, investor's criteria, building moratoriums, fluctuation in supply and demand, et cetera. It is also possible that there is no change in market condition over time.

Dates of sale are recent and are representative of current market conditions. There have been no other sales of sites along Federal Highway to support a quantitative upward adjustment for market conditions. No adjustment is necessary for this element of comparison.

Adjustments for transactional elements of comparison were considered; now, the land sales are likened to the subject and to each other for property elements of comparison.

Location

The location of a property is a key factor in prompting a buyer to purchase it. Location encompasses many aspects such as road frontage, access, traffic count, proximity to other competing properties, proximity to a market that will use the goods and services housed in a property, governmental influences, et cetera.

Typically, properties in a neighborhood share some of the same locational characteristics such as age, condition, and style. However, there may be differences such as corner location, view, and zoning, to name a few. Properties of a similar type may be in different locations, yet the locations may share enough similarities to justify comparison. Factors of similarity between locations include average daily traffic counts, zoning and/or land use, and market composition.

(Continued)

LAND VALUATION
(Continued)

All of the sales are located on or near Federal Highway in Boynton Beach. Sale 1is across the highway from the subject property, in the Community Redevelopment Area (CRA) Federal Highway District North. Sales 2, 3, 4 and 5 are in the CRA Downtown District. No. 6 is just to the south of No. 5 in the CRA Federal Highway South district. The CRA Downtown District is closer aligned with future land use and the permitted intensity for a new project. Zoning for the land concerned is "C-4", General Commercial, as is for Sale 1. Zoning for Sales 2, 3, 4 and 5 is "C-3", Community Commercial; No. 6 is zoned "C-1", Office Professional. Currently, "C-4" allows more uses than the other two districts. However as time progresses, land use will be the more influential factor in development than zoning. In the future when there are more new projects, there may be support to make adjustments for location. For now, no adjustment will be made for this element of comparison.

Physical Characteristics

Physical characteristics to be considered for adjustments are those that cause a difference in price to be paid by the market. A wide range of such items includes land size, shape, frontage, topography, view, access, functional utility, et cetera. Adjustments for physical characteristics are best derived from the market by paired sales comparison.

Through the process of searching for comparable sales, the physical characteristics are of great import. From the universe of possible comparable sales, those that are most similar to the site appraised are presented in the report for analysis and comparison to the subject. The less the number of physical differences, the better.

Land size for the subject is 4,648 square feet. The most similar property for size is No. 1 containing 6,033 square feet. Both are small for stand-alone buildings. The other sales range in size from 15,460 to 52,507 square feet. There does not appear to be a direct relationship between parcel size and price per square foot. Assemblage and redevelopment of the sites are more significant factors that influence unit price.

The appraised property is has an old improvement on it, as does Nos. 1, 2 and 4. The grantees of these properties will pay for the demolition and removal of the old improvements as part of the development process for new improvements on the sites. There could be some salvage value to off-set the cost of demolition. Cost for demolition and removal of the old improvements are not adjusted for in this valuation.

The land concerned is adjacent to the Florida East Coast Railroad. Being such a small site, there is little room for a buffer from the tracks for noise reduction and safety.

(Continued)

LAND VALUATION
(Continued)

Use

For sites to be comparable, they should have similar uses. Future uses for the subject and sales could be smaller commercial buildings, but will more probably be larger mixed use projects when they are assembled with adjacent properties. No adjustment is called for this element of comparison.

FINAL VALUE OPINION

Following is a summary of the square foot unit sale prices for the six sales:

Land Sale	Sale Price per Square Foot
1	$28.18
2	$28.69
3	$23.81
4	$28.30
5	$22.00
6	$24.91

Land Sale 1 is across Federal Highway from the appraised property. Land Sales 2, 3 and 4 appear to be part of an on-going assemblage just to the south of downtown Boynton Beach. Land Sales 5 and 6 are on the south end of the Federal Highway corridor in the city. The range of unit prices is from $22.00 to $28.69 per square foot of land, with the prices having been influenced by a number of factors.

The site concerned has a corner location at a signalized intersection in the northern section of the Federal Highway corridor. The parcel is small and adjacent to the railroad tracks. Assemblage could only occur with the property adjacent to the north. Physical characteristics of the appraised land are off-setting between positive and negative. Considering the characteristics of the land under appraisement and the foregoing discussion, the unit value for the subject is in the mid-range of the of the unit sale prices at $25.00 per square foot.

The quantity of the comparable data is sufficient to have an overview of the market for land on or near the Federal Highway corridor in the city of Boynton Beach. The quality of the data is good in that it provides a sound basis to develop an opinion of value for the land under appraisement. Based on the analysis and conclusions presented within the report, it is our opinion that the Market Value of the Fee Simple Estate of the Subject Property as of February 8, 2019 is:

$25.00/sq.ft. of land x 4,648 square feet of land = **$116,000**

ONE HUNDRED SIXTEEN THOUSAND DOLLARS

CERTIFICATION

I certify that, to the best of my knowledge and belief, the statements contained in this report are true and correct.
The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
I have no present or prospective interest in the property that is the subject of this report, and I have no bias or personal interest with the parties involved.
The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute. The analyses, opinions and conclusions were also developed and the report prepared in conformity with the Uniform Standards of Professional Appraisal Practice, which is included in the Appraisal Institute's Standards, and Chapter 475, Part II F.S.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. The use of this report is (*also*) subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.

I have visited the property that is the subject of this report on February 4, 2019.

Jesse B. Vance, Jr. and Claudia Vance are responsible for the analyses, conclusions and opinions concerning real estate set forth in this report. No one else has provided significant professional service to the persons signing this report.

The Appraisal Institute and the American Society of Appraisers each conduct programs of continuing education for their designated members. As of the date of this report, Jesse B. Vance, Jr. and Claudia Vance have completed the requirements of the continuing education program of the Appraisal Institute. Continuing educational requirements are also completed for the American Society of Appraisers and the State of Florida.

Jesse B. Vance, Jr.

February 8, 2019

Jesse B. Vance, Jr., MAI, SRA, ASA
Florida State-Certified General Real Estate Appraiser No. RZ-85

Claudia Vance

February 8, 2019

Claudia Vance, MAI
Florida State-Certified General Real Estate Appraiser No. RZ-173

CERTIFICATION AND LIMITING CONDITIONS

The statements and conclusions contained in this report, subject to the limiting conditions hereafter cited, are correct to the best of the writers' knowledge.

1. The undersigned have personally visited the subject of this report. No pertinent information has been knowingly withheld.
2. Unless specifically included, the subject is analyzed as though free and clear of liens and encumbrances.
3. No responsibility is assumed for legal matters, nor is an opinion of title rendered. Title is assumed to be good and held in Fee Simple.
4. Legal descriptions and property dimensions have been furnished by others; no responsibility for their correctness is assumed. Sketches which may be in the report are for illustrative purposes only.
5. Possession of any copy of this report does not carry with it the right of publication, duplication, or advertising using the writers' names or professional designations or membership organizations.
6. The writers are not required to testify without prior agreement.
7. Neither the employment to make this appraisal nor compensation therefore is contingent on the value reported.
8. Improvements, if any, are those noted and reported on the date of inspection.
9. The value or values estimated apply ONLY as of the date of valuation stated within the report.
10. The writers certify that they have no present, past or contemplated interest in the subject of this report.
11. This report is the property of the indicated client. It may not be used by any other party for any purpose not consistent with the written function of this report without the express written consent of the writers AND client.
12. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice and Conduct of the Appraisal Institute. The work also conforms to the Uniform Standards of Professional Appraisal Practice.
13. The existence of potentially hazardous material used in the construction or maintenance of buildings, such as the presence of urea formaldehyde foam insulation, and/or existence of toxic waste, which may or may not be present on the property, has not been considered. Additionally, soil or sub-soil contamination may exist from current or prior users, or users outside the property concerned. The appraisers are not qualified to detect such substances. We urge the client to retain an expert in this field if desired.
14. The appraisers have not been provided a Habitat Survey, Endangered Species Survey, or analysis by a qualified environmental specialist indicating the presence of or proximity to environmentally sensitive and/or protected land or species which could affect the use, and possibly, value of the appraised property. The appraisers are not qualified to identify these factors. We recommend that an expert be hired where there may be reasonable cause to expect the presence of any of the cited elements.
15. Jesse B. Vance, Jr. and Claudia Vance were responsible for the analyses, conclusions, and opinions of real estate set forth in this report. (No one else provided significant professional assistance to the report signers).
16. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property would reveal that the property is not in compliance with one or more of the requirements of the act, which could reduce property value.
17. Prospective value estimates are based on current conditions and trends. The appraisers cannot be held responsible for unforeseeable events that might alter market conditions upon which market value has been estimated.
18. The appraisers certify that they have the knowledge and experience required to perform this appraisal assignment.
19. The appraiser reserves the right to amend or change this report at any time additional market information is obtained which would significantly affect the value opinion.

Jesse B. Vance, Jr., MAI, SRA, ASA
State-Certified General Real Estate Appraiser No. RZ 85 February 8, 2019

Claudia Vance, MAI
State-Certified General Real Estate Appraiser No. RZ 173 February 8, 2019

ADDENDA

CFN 20120351122
OR BK 25434 PG 0464
RECORDED 09/06/2012 11:27:53
Palm Beach County, Florida
AMT 40,000.00
Doc Stamp 280.00
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0464 - 465; (2pgs)

This instrument prepared by:
William C. Davell, Esquire
MAY, MEACHAM & DAVELL, P.A.
One Financial Plaza, Suite 2602
Fort Lauderdale, Florida 33394

Property Tax Folio #: 08-43-45-21-32-008-0010

This is not a certified copy

----------(Space above this line for recording data)----------

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 17th day of August, 2012, BETWEEN HEARTWOOD 57, LLC, a Florida limited liability company (the "Grantor*"), having its place of business and post office mailing address at 2100 West Cypress Creek Road, Fort Lauderdale, Florida 33309, and BENJAMIN L. HO, a married man (the "Grantee*"), having his post office mailing address at 4272 Deste Court, Suite 302, Lake Worth, Florida 33467.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remise, releases, conveys and confirms unto the Grantees, all that certain land situate in Palm Beach County, Florida, to-wit:

> Lot 1, Block A, LAKE ADDITION TO BOYNTON, FLORIDA, according to the Plat thereof, as recorded in Plat Book 11, Page 71, of the Public Records of Palm Beach County, Florida. LESS and EXCEPT the East 17 feet of Lot 1 (when measured at right angles to the East line of said lot), Block A and that part of Lot 1, Block A, which is included in the external area formed by a 12 foot radius arc tangent to the South line of said Lot 1, and tangent to a line 17 feet Westerly of and parallel to the East line of said Lot 1, Block A, LAKE ADDITION TO BOYNTON, FLORIDA, according to the Plat thereof, as recorded in Plat Book 11, Page 71.

Together, with all tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever, subject to taxes for the year 2012, and subsequent years; and covenants, restrictions and public utility easements of record, existing zoning and governmental regulations.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its seal to be hereunto affixed by its proper officer thereunto duly authorized, the day and year first above written.

Signed, Sealed and Delivered
in our Presence:

HEARTWOOD 57, LLC, a Florida limited liability company

Witness printed name: James B Farr

By: _____
ANDREW L. MERAN, Vice President
of the Management Committee

Witness printed name: FRANK SALAMONE

[Seal]

SHEILA RAE CYLC
Notary Public - State of Florida
My Comm. Expires Dec 14, 2015
Commission # EE 153325
Bonded Through National Notary Assn.

STATE OF FLORIDA

COUNTY OF BROWARD :ss.

The foregoing instrument was acknowledged before me this 17th day of August, 2012, by ANDREW L. MERAN, Vice President of the Management Committee of HEARTWOOD 57, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me or has produced _____ (type of identification).

Printed Name: Sheila Rae Cylc
NOTARY PUBLIC
Serial No.: _____
My Commission Expires: 12/14/15

This Not Certified Copy

CFN 20190000054

OR BK 30338 PG 0940
RECORDED 01/02/2019 08:19:56
AMT 10.00
Doc Stamp 0.70
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0940 - 941; (2pgs)

PREPARED BY:
Karen Yeh Ho
6826 Fiji Circle
Boynton Beach, FL 33437
RECORDING REQUESTED BY:
Benjamin Ho
2855 Apalachee Parkway #79B
Tallahassee, FL 32301
AND WHEN RECORDED MAIL TO:
Wing Ho
9174 Chianti Court
Boynton Beach, FL 33472
MAIL TAX STATEMENTS TO:
Wing Ho
9174 Chianti Court
Boynton Beach, FL 33472

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

Unofficial Certified Copy

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 31th day of DECEMBER , 2018, between BENJAMIN HO_(SON), A SINGLE PERSON, WHOSE ADDRESS IS 2855 Apalachee Parkway #79B ("Grantor"), and WING HO and KAREN HO, HUSBAND AND WIFE (FATHER and MOTHER) whose address is 9174 CHIANTI COURT, BOYNTON BEACH, FL 33472 ("GRANTEE").

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to GRANTEE, the property located in Palm Beach, Florida County, Florida, described as:

Mailing address: **1101, 1103 N. Federal Highway, Boynton Beach, FL 33435**
Parcel Control Number: **08-43-45-21-32-008-0010**
Legal Description:
LOT 1, BLOCK A, LAKE ADDITION TO BOYNTON, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 71, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS AND EXCEPT THE EAST 17 FEET OF LOT 1 (WHEN MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT), BLOCK A AND THAT PART OF LOT 1, BLOCK A, WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 12 FOOT RADIUS ARC TANGENT TO THE SOUTH LINE OF SAID LOT 1, AND TANGENT TO A LINE 17 FEET WESTERLY OF AND PARALLEL TO THE EAST LINE OF SAID LOT1, BLOCK A. LAKE ADDITION TO BOYNTON, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 71.

Prior instrument reference: **SPECIAL Warranty Deed, Volume/Book No 25434, Page 0464, Recorded 09/06/2012 11:27:53 Palm Beach County, Florida. Pgs 0464-0465 (2pgs),**

Document No. , of the Recorder of Palm Beach County, Florida, recorded CFN 20120351122.

Subject to all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record. Subject to taxes for 2019 and subsequent years.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

This is not a Certified Copy

IN WITNESS WHEREOF the grantor has executed this deed on the 31 th day of DEC, 2018.

12/31/2018
Date

BENJAMIN L. HO, Grantor

Address: 9770 S MILITARY TR BOYNTON BEACH F

Grantor's Witness
DAVID F. SELBERT

Address: 9770 S MILITARY TR BOYNTON BEACH FL

Grantor's Witness
SARAH PINCUS

STATE OF FLORIDA COUNTY OF PALM BEACH

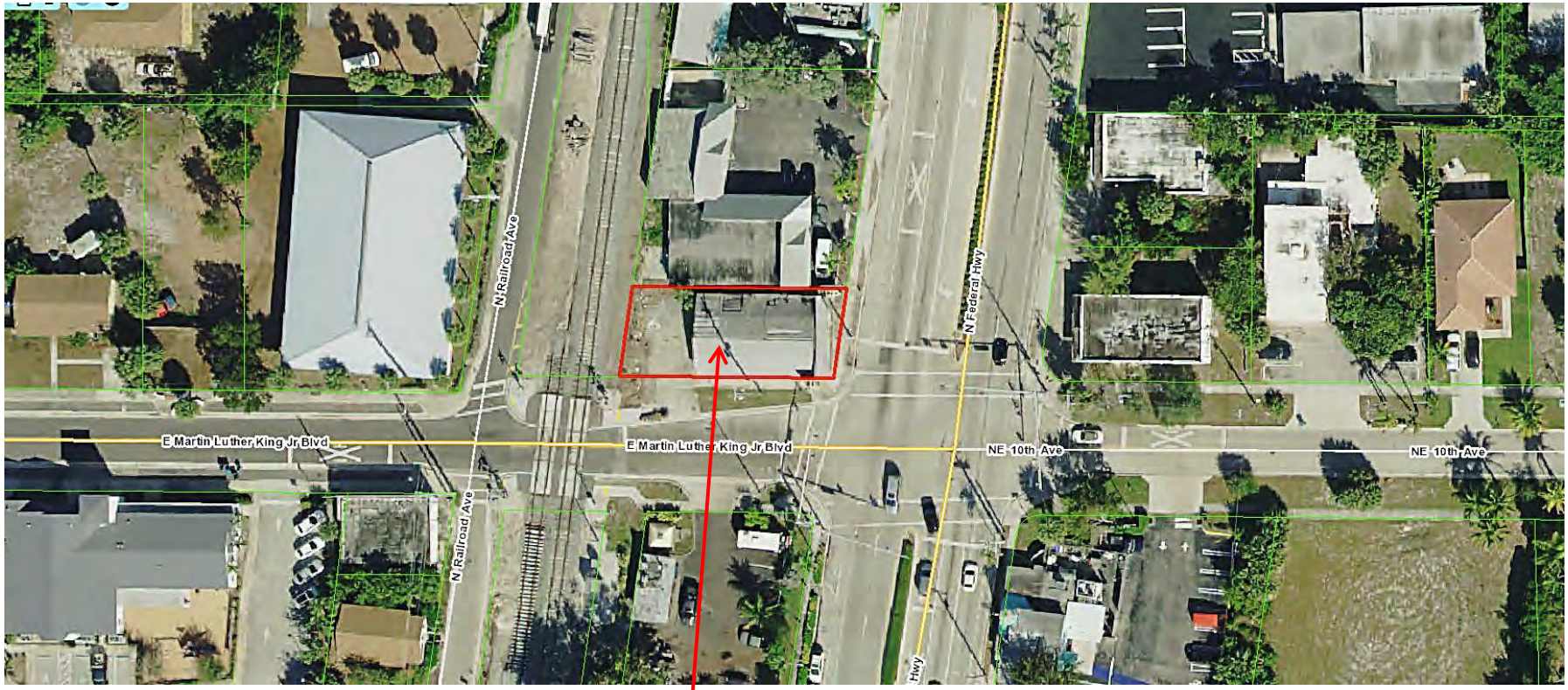
The foregoing instrument was acknowledged before me this the 31 day of DEC, 2018 by BENJAMIN H who is personally known to me or has produced FLDL as identification and who did/ did not take an oath.

Signature of Notary/ Deputy Clerk.

STEVEN GREBINAR Printed Name of Notary/ Deputy Clerk

My Commission expires:

STEVEN SCOTT GREBINAR
Notary Public - State of Florida
Commission # GG 103704
My Comm. Expires Jun 26, 2021
Bonded through National Notary Assn.



AERIAL VIEW OF THE APPRAISED PROPERTY AT
1101 NORTH FEDERAL HIGHWAY
BOYNTON BEACH, FL 33435

C. *C-3 Community Commercial District.*

1. General.

a. Purpose and Intent. The purpose of the C-3 zoning district is to implement the local retail commercial (LRC) future land use map (FLUM) classification of the Comprehensive Plan. The intent of this conventional district is to encourage the development or use of property for appropriate intensive retail commercial uses providing for a wide range of goods and services, located along major thoroughfares. The C-3 district allows a maximum density of eleven (11) dwelling units per acre; however, all residential developments must adhere to the R-3 district building and site regulation in accordance with Section 2.F. above.

b. Prerequisite Location Standard. In reaching recommendations and decisions as to zoning land to C-3, the advisory board and City Commission shall apply the following location standards, in addition, to the standards applicable to the rezoning of land generally:

(1) Centrally and accommodating multiple neighborhoods; and

(2) Abutting to at least one (1) major thoroughfare.

2. Use(s) Allowed. See "Use Matrix Table 3-28" in Chapter 3, Article IV, Section 3.D.

3. Building and Site Regulations (Table 3-16). No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged or used unless the premises and buildings shall comply with the following regulations:

BUILDING/SITE REGULATIONS C-3 District	
Minimum lot area:	15,000 s.f.
Minimum lot frontage:	75 feet
Minimum yard setbacks:	
Front:	20 feet[1]
Rear:	20 feet[2]
Abutting: Residential district(s)	30 feet
Interior side:	0 feet[1,3]
Abutting: Residential district(s)	30 feet[1]
Corner side:	20 feet[1]
Abutting: Residential district(s)	30 feet[1]
Maximum lot coverage:	40%
Maximum Floor Area Ratio (FAR)	0.50[4]

Maximum structure height:	45 feet[5]

[1] Reduced setbacks will be applied to property located within the Urban Commercial District Overlay Zone, Section 8.C. below.

[2] Where rear yard access is available from a public street or alley, rear yard may be decreased by one-half (1/2) the width of such street or alley, but in no case shall a rear yard be less than ten (10) feet.

[3] Where rear access is not available from a public street or alley, a side yard of not less than fifteen (15) feet shall be provided on one (1) side.

[4] A floor area ratio (FAR) up to 0.50 may be considered for local retail commercial uses allowed within the C-3 district (see "Use Matrix" – Chapter 3, Article IV, Section 3.D.), pursuant to the local retail commercial future land use classification of the Comprehensive Plan.

[5] Not to exceed four (4) stories.

4. Review and Approval Process.

a. Single-family and duplex dwellings and accessory uses thereto shall be allowed upon application to and approval by the Building Official for structures that require a building permit pursuant to Chapter 2, Article IV, Section 2.

b. Community and common areas, such as recreational areas, landscape buffers and tracts, and project signage may be subject to site plan review.

c. Non-residential uses shall require site plan approval in accordance with Chapter 2, Article II, Section 2.F. prior to application for building permit.

5. Parking. Required off-street parking is regulated in accordance with Chapter 4, Article V, Minimum Off-Street Parking Requirements.

6. Exterior Storage of Merchandise and Equipment. See Chapter 3, Article V, Section 8 for the regulations pertaining to the permanent exterior storage of merchandise and equipment.

D. *C-4 General Commercial District.*

1. General. The purpose of the C-4 zoning district is to implement the general commercial (GC) future land use map (FLUM) classification of the Comprehensive Plan. The intent of this conventional district is to accommodate service and intensive commercial establishments and limited light industrial uses, and to serve as a transitional area between lighter commercial areas and general industrial uses or operations.

2. Use(s) Allowed. See "Use Matrix Table 3-28" in Chapter 3, Article IV, Section 3.D.

3. Building and Site Regulations (Table 3-17). No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged or used unless the premises and buildings shall comply with the following regulations:

BUILDING/SITE REGULATIONS C-4 District	
Minimum lot area:	5,000 s.f.
Minimum lot frontage:	50 feet
Minimum lot depth:	100 feet
Minimum yard setbacks:	
Front:	25 feet[1,2]
Rear:	20 feet[3]
Abutting: Residential district(s)	30 feet
Interior side:	15 feet[1,2,3]
Abutting: Residential district(s)	30 feet
Corner side:	15 feet[1,2]
Abutting: Residential district(s)	30 feet
Maximum lot coverage:	40%
Maximum Floor Area Ratio (FAR)	0.50[4]
Maximum structure height:	45 feet[5]

[1] Reduced setbacks will be applied to property located within the Urban Commercial District Overlay Zone, Section 8.C. below.

[2] Pursuant to Section 8.B. below, parcels that have frontage on Martin Luther King Jr. Boulevard and are located within the Martin Luther King Boulevard Overlay Zone shall have front, side interior, and side corner setbacks in accordance with the mixed use-low intensity 1 zoning district (see Section 5.C. below).

[3] Where rear property line abuts a public street or alley, rear yard setback may be reduced to ten (10) feet and no side yard shall be required, except on corner lots or where abutting single-family uses.

[4] A floor area ratio (FAR) up to 0.50 may be considered for general commercial uses allowed within the C-4 district (see "Use Matrix" – Chapter 3, Article IV, Section 3.), pursuant to the general commercial future land use classification of the Comprehensive Plan.

[5] Not to exceed four (4) stories; however, those parcels located within the Martin Luther King Boulevard Overlay Zone (Section 8.B. below) shall be limited to thirty (30) feet in height.

4. Review and Approval Process. Non-residential uses shall require site plan approval in accordance with Chapter 2, Article II, Section 2.F. prior to application for building permit.

5. Parking. Required off-street parking is regulated in accordance with Chapter 4, Article V, Minimum Off-Street Parking Requirements.

6. Exterior Storage of Merchandise and Equipment. See Chapter 3, Article V, Section 8 for the regulations pertaining to the permanent exterior storage of merchandise and equipment.

SUMMARY OF 2018 – 2019 USPAP (Uniform Standards of Professional Appraisal Practice)

Standard Rule 2: Real Property Appraisal, Reporting

In reporting the results of a real property appraisal, an appraiser must communicate each analysis, opinion, and conclusion in a manner that is not misleading. STANDARD 2 addresses the content and level of information required in a report that communicates the results of the real property appraisal. STANDARD 2 does not dictate the form, format, or style of real property appraisal reports. The form, format, and style of the report are functions of the needs of intended users and appraisers. The substantive content of a report determines its compliance.

STANDARDS RULE 2-1

Each written or oral real property appraisal report must:

(a) clearly and accurately set forth the appraisal in the manner that will not be misleading;

(b) contain sufficient information to enable the intended users of the appraisal to understand the report properly; and

(c) clearly and accurately disclose all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment.

STANDARDS RULE 2-2(a)

Each written real property appraisal report must be prepared under one of the following options and prominently state which option is used: Appraisal Report or Restricted Appraisal Report.

The content of an Appraisal Report must be consistent with the Intended Use of the appraisal and, at a minimum:

- *(i) state the identity of the client, unless the client has specifically requested otherwise; state the identity of any intended users by name or type;*
- *(ii) state the intended use of the appraisal;*
- *(iii) summarize information sufficient to identify the real estate involved in the appraisal, including the physical, legal, and economic property characteristics relevant to the assignment;*
- *(iv) state the real property interest appraised;*
- *(v) state the type and definition of value and cite the source of the definition;*
- *(vi) state the effective date of the appraisal and the date of the report;*
- *(vii) summarize the scope of work used to develop the appraisal;*
- *(viii) summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions; exclusion of the sales comparison approach, cost approach or income approach must be explained;*
- *(ix) state the use of the real estate existing as of the date of value and the use of the real estate reflected in the appraisal;*
- *(x) when an opinion of highest and best use was developed by the appraiser, summarize the support and rationale for that opinion;*
- *(xi) clearly and conspicuously:*
  - *state all extraordinary assumptions and hypothetical conditions: and*
  - *state that their use might have affected the assignment results; and*
- *(xii) include a signed certification in accordance with Standards Rule 2-3.*

475.611 Florida Statutes: Definitions.--

(1) As used in this part, the term:

(a) "Appraisal" or "appraisal services" means the services provided by certified or licensed appraisers or registered trainee appraisers, and includes:

1. "Appraisal assignment" denotes an engagement for which a person is employed or retained to act, or could be perceived by third parties or the public as acting, as an agent or a disinterested third party in rendering an unbiased analysis, opinion, review, or conclusion relating to the nature, quality, value, or utility of specified interests in, or aspects of, identified real property.

2. "Analysis assignment" denotes appraisal services that relate to the employer's or client's individual needs or investment objectives and includes specialized marketing, financing, and feasibility studies as well as analyses, opinions, and conclusions given in connection with activities such as real estate brokerage, mortgage banking, real estate counseling, or real estate consulting.

3. "Appraisal review assignment" denotes an engagement for which an appraiser is employed or retained to develop and communicate an opinion about the quality of another appraiser's appraisal, appraisal report, or work. An appraisal review may or may not contain the reviewing appraiser's opinion of value.

(b) "Appraisal Foundation" or "foundation" means the Appraisal Foundation established on November 20, 1987, as a not-for-profit corporation under the laws of Illinois.

(c) "Appraisal report" means any communication, written or oral, of an appraisal, appraisal review, appraisal consulting service, analysis, opinion, or conclusion relating to the nature, quality, value, or utility of a specified interest in, or aspect of, identified real property, and includes any report communicating an appraisal analysis, opinion, or conclusion of value, regardless of title. However, in order to be recognized in a federally related transaction, an appraisal report must be written.

(d) "Appraisal review" means the act or process of developing and communicating an opinion about the quality of another appraiser's appraisal, appraisal report, or work.

(e) "Appraisal subcommittee" means the designees of the heads of the federal financial institutions regulatory agencies established by the Federal Financial Institutions Examination Council Act of 1978 (12 U.S.C. ss. 3301 et seq.), as amended.

(f) "Appraiser" means any person who is a registered trainee real estate appraiser, licensed real estate appraiser, or a certified real estate appraiser.

An appraiser renders a professional service and is a professional within the meaning of s. 95.11(4)(a).

(g) "Board" means the Florida Real Estate Appraisal Board established under this section.

(h) "Certified general appraiser" means a person who is certified by the department as qualified to issue appraisal reports for any type of real property.

(i) "Certified residential appraiser" means a person who is certified by the department as qualified to issue appraisal reports for residential real property of one to four residential units, without regard to transaction value or complexity, or real property as may be authorized by federal regulation.

(j) "Department" means the Department of Business and Professional Regulation.

Vance Real Estate Service

Jesse B. Vance, Jr., MAI, SRA, ASA, MBA

Appraiser · Real Estate Analyst · Reviewer · Expert Witness
Vance Real Estate Service · 7481 NW 4 Street · Plantation · Florida · 33317
Office: 954·583·2116; Cell: 954·610·2423; Email: vanceval@comcast.net
Web Page: www.vancerealestateservice.com

Vance Real Estate Service is a Veteran-Owned Small Business (VOSB) and Florida Certified SDVBE Minority Business Enterprise specializing in personalized real estate valuation services in Florida for over 35 years. Currently registered in "SAM" (U.S. Government System for Award Management – DUNS 826494957). Designated appraisers perform the appraisal work, no trainees. Jesse B. Vance, Jr., MAI, SRA, ASA, MBA and Claudia Vance, MAI are qualified as expert witnesses for eminent domain, bankruptcies, deficiency judgments, marriage dissolution, and estate valuations. Our firm values most types of real property interests for sale, mortgage loans, litigation and investment reasonably, timely and professionally. As licensed real estate brokers, we perform most other real property functions. We also do "Valuations for Financial Reporting."

PROFESSIONAL QUALIFICATIONS

A) PROFESSIONAL DESIGNATIONS/ DEGREES/ LICENSES & CERTIFICATIONS

MAI DESIGNATION - APPRAISAL INSTITUTE/Life Member No. 8781
SRA DESIGNATION - APPRAISAL INSTITUTE/Life Member No. 8781
ASA DESIGNATION - AMERICAN SOCIETY OF APPRAISERS (RE-Urban) #003439
MBA DEGREE - REAL ESTATE MANAGEMENT AND DEVELOPMENT
STATE-CERTIFIED GENERAL REAL ESTATE APPRAISER #RZ-85 (Florida)
FLORIDA STATE LICENSED REAL ESTATE BROKER NO. BK. 91050
REGISTERED VETERAN-OWNED SMALL BUSINESS (CCR/Duns 826494957)
FLORIDA CERTIFIED SDVBE BUSINESS ENTERPRISE (Minority Business Enterprise - MBE)
FLORIDA "D.E.P." APPROVED APPRAISER
Currently registered in "SAM" (U.S. Government System for Award Management).

B) QUALIFIED AS AN EXPERT WITNESS IN REAL ESTATE VALUATION

1. U.S. Court of Appeals, Eleventh Circuit
2. U.S. District Court, Southern District of South Florida
3. U.S. District Court, New Jersey
4. U.S. Bankruptcy Court, Southern District of Florida
5. U.S. Bankruptcy Court, District of New Jersey
6. U.S. Bankruptcy Court, Western (Pittsburgh) Division of Pennsylvania
7. Florida Circuit Courts: Broward, Dade, Palm Beach, Lee, Collier, Martin, and Okeechobee Counties
8. Appraiser on landmark eminent domain cases: TESSLER, NESS TRAILER PARK, PATEL, SIMPSON v. FILLICHIO, RUBANO, PALM BEACH COUNTY (FL) vs. COVE CLUB INVESTORS, LTD.

C) EXPERIENCE Over thirty-five (35) years appraising and analyzing real property interests in South Florida.
Partial list: RESIDENCES, RESTAURANTS/BARS, APARTMENT BUILDINGS, OFFICE BUILDINGS HOTELS/MOTELS, CHURCHES, CONDOMINIUMS/COOPS, HOSPITALS & NURSING HOMES, VACANT LAND, GOLF COURSES, GOLF CLUBS, GASOLINE SERVICE STATIONS, MARINAS, TRAILER PARKS, SHOPPING CENTERS, BANKS/THRIFT INSTITUTIONS, BOWLING ALLEYS, P.U.D.'S, INDUSTRIAL BUILDINGS, TIME-SHARE DEVELOPMENTS, ROCK PITS, SCHOOLS, AGRICULTURAL PROPERTIES, WATER MANAGEMENT DISTRICT, MARKETABILITY, FEASIBILITY ANALYSES, INVESTMENT ANALYSES, AUTO SALES FACILITIES, LEASE VALUATIONS, TAX & ASSESSMENT APPEALS, CONDEMNATION, EXPERT WITNESS (Member National Forensic Center), BUSINESS ENTERPRISE VALUATIONS (BEV), (VFR) VALUATION FOR FINANCIAL REPORTING, AVIGATION & CLEARANCE EASEMENTS, ESTATES, DIVORCES, PLANNING/LAND USE STUDIES, HIGHEST & BEST USE ANALYSES, DEPRECIATION ANALYSES, COMPONENT APPRAISALS, ENVIRONMENTALLY SENSITIVE LAND, CONTAMINATED PROPERTIES, SUGARCANE & TURFGRASS LAND, DAY CARE CENTERS, SELF-STORAGE FACILITIES, FUNERAL HOMES, ANIMAL HOSPITALS, SUBMERGED LAND, CITY CENTERS, etc.

D) PARTIAL LIST OF CLIENTS

PRIVATE INDIVIDUALS AND CORPORATIONS, ATTORNEYS, ACCOUNTANTS, TRUST DEPARTMENTS, **COMMERCIAL BANKS**: Wells Fargo; BankAtlantic; SunTrust; American National Bank; Landmark Bank; City National Bank; BankUnited; Gateway American Bank; State Farm Bank; Englewood Bank & Trust; SAVINGS & LOANS, INSURANCE COMPANIES, REAL ESTATE INVESTMENT TRUSTS, & REAL ESTATE TRANSFER COMPANIES, TITLE INSURANCE COMPANIES; **FLORIDA CITIES**: FORT LAUDERDALE, PLANTATION, COOPER CITY, TAMARAC, LAUDERHILL, BOCA RATON, DEERFIELD BEACH, OAKLAND PARK, WILTON MANORS, HOLLYWOOD, WEST PALM BEACH, DELRAY BEACH, HALLANDALE, PEMBROKE PINES, COOPER CITY, TOWN OF DAVIE, TOWN OF SOUTHWEST RANCHES, MIRAMAR. **FLORIDA COUNTIES**: BROWARD, PALM BEACH, COLLIER, OKEECHOBEE; BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS; OKEECHOBEE BOARD OF COUNTY COMMISSIONERS. **SCHOOL BOARD OF BROWARD COUNTY, FLORIDA, BROWARD COUNTY HOUSING AUTHORITY, STATE OF FLORIDA** DEPARTMENT OF TRANSPORTATION (DOT); **STATE OF FLORIDA** DIVISION OF GENERAL SERVICES(GSA); N. BROWARD GENERAL HOSPITAL DISTRICT; **STATE OF FLORIDA** DEPARTMENT OF ENVIRONMENTAL PROTECTION **(Approved Vendor);U.S. TREASURY DEPARTMENT** (General Counsel, I.R.S.); **U.S. MARSHAL'S SERVICE** – **U.S. ATTORNEY'S OFFICE** CENTRAL DIVISION – U.S. Dept. of Justice; **VETERANS ADMINISTRATION**

E) EDUCATIONAL BACKGROUND - (Partial List)

BACHELOR OF ARTS - Earlham College, Richmond, Indiana (1954)

MBA (Nova University) - Real Estate Management & Development (National Dean's List 1991)

Course 1 (AIREA) - Basic Principles of Appraising
Course 2 (AIREA) - Urban Property Valuation (Income)
Course 4 (AIREA) - Condemnation Appraising
Course 6 (AIREA) - Income Capitalization & Analysis
Course 101 (SREA) - Introduction to Appraising
Course 201 (SREA) - Income Property Valuation, Theory
Course 202 (SREA) - Applied Income Property Valuation
Course 301 (SREA) - Applications/Appraisal Analysis
Symposium (SREA) - Market Analysis, 1978, Virginia
Symposium (SREA) - Market Analysis, 1979, Arizona
Symposium (SREA) - Market Analysis, 1980, South Carolina
Symposium (SREA) - Market Analysis, 1981, Tennessee
Symposium (SREA) - Market Analysis, 1982, New Mexico
Symposium (SREA) - Market Analysis, 1983, Pennsylvania
Symposium (SREA) - Market Analysis, 1984, Georgia
Symposium (SREA) - Market Analysis, 1985, Vancouver, B.C.
Symposium (SREA) - Market Analysis, 1986, New Jersey
Clinic (SREA) - #201 Instructor, 1987, U. of Illinois
Clinic (SREA) - #201 Instructor, 1988, Illinois
Seminar (SREA) - Professional Practice, 1988, Florida
Symposium (SREA) - Market Analysis, 1988, California
Symposium (SREA) - Market Analysis, 1989, Minnesota

MBA Graduate School Courses: 1990 – 1991

Successfully completed the following graduate school courses:

- "Regulation of Real Estate Development"
- "Legal Issues In Real Estate"
- "Organizational Behavior and Management""
- "Real Estate Economics"
- "Urban Infrastructure & Environmental Analysis"
- "Marketing Management for Real Estate"
- "Real Properties Management"
- "Market Analysis and Site Selection"
- "Human Resource Management"
- "R. E. Finance: Instruments, Institutions & Investment Analysis"
- "Real Estate Accounting"
- "Commercial Real Estate Lending"
- "Construction Technology and the Building Development Process"

SEMINAR (AI) - Cost Approach (1992/Boston)
SEMINAR (AI) - Rates & Ratios (1992/Boston)
SEMINAR (AI) - International Appraising (1992/Boston)
SEMINAR (AI) - Litigation Valuation/Mock Trial (1993)
SEMINAR (AI) - ADA ACT (1993/Reno)
SEMINAR (AI) - Hotel Valuation (1993)
SEMINAR (AI) - Income Capitalization, Methods (1993)
SEMINAR (AI) - Powerlines/Electromagnetic Radiation (1994)
SEMINAR (AI) - Verifying Market Data (1994)
SEMINAR (AI) - Market Studies for Appraisals (1994)
SEMINAR (AI) - Florida Appraiser Core Law (USPAP/1994)

E)EDUCATIONAL BACKGROUND - (Partial List, continued)

SEMINAR (AI) - Limited Appraisals & Reports (USPAP/1994)
SEMINAR (AI) - Public Safety & Property Values (1995)
SEMINAR (AI) - Outparcel Valuation (1995)
SEMINAR (AI) - Computer Technology Video Conference (1995)
SEMINAR (AI) - The Internet & the Appraiser (1996)
SEMINAR (AI) - Florida Commercial Construction (1996)
SEMINAR (AI) - Real Property Rights in Florida (1996)
COURSE (AI) - USPAP & Florida Real Estate Core Law (1996)
SEMINAR (AI) - Valuation of Trees (1997)
3-DAY COURSE - Environmental Permitting/Mitigation/Mitigation Banking/Contamination Risk Management-Liability/Wetlands/ Hazardous Wastes/Lender Liability (1997/Marco Beach. FL)
SEMINAR (AI) - Valuation of Transferable Development Rights [TDR's] (1997)
COURSE (AI) - Standards of Professional Practice, Part C, 15 hour Course #430 (1997)
SEMINAR (AI) - Non-Conforming Uses (1998)
SEMINAR (AI) - The Impact of Contamination on Real Estate Value (1998)
COURSE (AI) - USPAP & Florida Real Estate Core Law (1998)
SEMINAR (AI) - Econometrics/Statistical Valuation Methods (1999)
COURSE (AI) - 14 Hour (2-day) Advanced Spreadsheet Modeling for Valuation Applications
SEMINAR (AI) - Globalization of Real Estate/What U.S. Appraisers Need to Know (1999)
SEMINAR (AI) - The Role of the Appraiser in Alternative Dispute Resolution (Mediation/Arbitration) (1999)
SEMINAR (AI) - Technology Forum Part II/Intermediate (1999)
SEMINAR (AI) - Client Satisfaction/Retention/Development (1999)
SEMINAR (AI) - Attacking and Defending an Appraisal (1999)
SEMINAR (AI) - Federal Appraisal Requirements ("Yellow Book") (2000)
SEMINAR (AI) - Regression Analysis in Appraisal Practice: Concepts & Applications (2000)
SEMINAR (AI) - Analyzing Income Producing Properties (2000)
SEMINAR (ATIF) - 1031 Tax Deferred Exchanges (2000)
COURSE (AI) - USPAP & Florida Real Estate Core Law (2000)
SEMINAR (AI) - Mediation & Alternate Dispute Resolution Seminar (2001)
SEMINAR (AI) - State of the Appraisal Profession (2001)
2-Day SEMINAR - Eminent Domain, by CLE International, Tampa, Florida (2001)
SEMINAR (AI) - Ad Valorem Assessment Process in Florida (2002)
SEMINAR (AI) - Role of Real Estate Appraisers in Bankruptcy Proceedings (2002)
SEMINAR (AI) - Appraisers & the Gramm-Leach-Bliley Federal Privacy Act (2002)
SEMINAR (AI) - How to Appraise the Ugly House (2002)
COURSE (AI) - 2-Day Course #430, Standards of Professional Practice, Part C (2002)
SEMINAR (AI) - Market Trends for 2003 (2003)
SEMINAR (AI) - Update on Code of Professional Ethics (2003)
PANEL (AI) - Moderator "Industry, Consumer & Congressional Views on Predatory Lending" D.C. (2003)
SEMINAR (AI) - Florida State Law for Real Estate Appraisers (2003)
SEMINAR (AI) - Appraisal Agreements (2003)
SEMINAR (AI) - Analyzing Distressed Real Estate (2004)
SEMINAR (AI) - Valuation for Financial Reporting Purposes (2004)
SEMINAR (AI) - 7 Hour National USPAP Update Course #1400 (2004)
SEMINAR (AI) - Inverse Condemnation (2004)
SEMINAR (AI) - Appraiser Independence in the Loan Process (2004)
SUMMIT (AI) - Moderator at 2-day Appraisal Summit in Washington, D.C. (12/2004)
SEMINAR (AI) - Loss Prevention Program for Real Estate Appraisers (2005)
SEMINAR (AI) - Valuation of Wetlands (7/2005)
SEMINAR (AI) - Tri-County Residential Symposium (8/2005)
SEMINAR (AI) - "Cool Tools" Internet Resources and Use for Valuation (2/2006)
SEMINAR (AI) - FREAB 7-Hour National USPAP Update (5/2006)
SEMINAR (AI) - FREAB 3-Hour Florida State Law for Real Estate Appraisers (5/2006)
SEMINAR (AI) - USPAP Scope of Work & New Requirements (8/2006)
SEMINAR (AI) - USPAP Reappraising, Readdressing & Reassigning Appraisal Reports (2/2007)
SEMINAR (AI) - AI Summary Appraisal Report/Residential (4/07)
COURSE (Fla.) -14-Hour Continuing Education (including 3-Hour Florida Core Law) (7/2007)
SEMINAR (AI) - Real Estate Fraud: Appraisers Beware! (8/2007)
SEMINAR (AI) - Florida Law for Real Estate Appraisers (11/2007)
COURSE (AI) - Business Practices and Ethics – 8 hours (12/2007)
SEMINAR (AI) - Supervisor Trainee Roles and Rules (2/2008)
SEMINAR (AI) -7 Hour National USPAP (4/2008)
SEMINAR (AI) - USPAP Hypothetical Conditions & Extraordinary Assumptions (5/2008)
SEMINAR (AI) - Litigation Skills for the Appraiser – 7-Hour Seminar (9/2008)
SEMINAR (AI) - Public Sector Appraising (2/2009)

E) EDUCATIONAL BACKGROUND - (Partial List, continued)

WEBINAR (AI) - Develop an Effective Marketing Plan (3/2009)
SEMINAR (AI) - Inspecting the Residential "Green House" (4/2009)
SEMINAR (AI) - Property Tax Assessment (5/2010)
SEMINAR (AI) - Supervisor Trainee Roles and Rules (7/2010)
SEMINAR (AI) - Florida Law for Real Estate Appraisers (7/2010)
SEMINAR (AI) - 7-Hour Introduction to Valuation for Financial Reporting – Chicago (5/2009)
SEMINAR (AI) - Government Regulations & Their Effect on R.E. Appraising (8/2009)
SEMINAR (AI) - R.E.Market: How We Got Here, Where We Are, Where We're Going (10/2009)
SEMINAR (AI) - 7 Hour National USPAP Update Course (10/1/2010)
COURSE (AI) - 7 Hour Introduction to Conservation Easement Valuation (12/10/2010)
SEMINAR (AI) - The Real Estate Market (2/18/2011)
COURSE (AI) - 16 Hours Uniform Appraisal Standards for Federal Land Acquisitions ("Yellow Book") (2/25-26/2011)
WEBINAR (AI) - Real Estate Industry Perspectives on Lease Accounting (4/7/2011)
COURSE (AI) - 15 Hour Appraisal Curriculum Overview (5/19-20/2011)
WEBINAR (AI) - 2-hour Investment Property Accounting Standards (6/8/2011)
SEMINAR (AI) - 3 Hour Spotlight on USPAP – Agreement for Services (7/15/2011)
COURSE (AI) - 14 Hours (2-day) Advanced Excel Spreadsheet Modeling for Valuation Applications (9/22 & 9/23/2011)
SEMINAR (AI) - Trial Components (11/4/11)
SEMINAR (AI) - Lessons from the Old Economy Working in the New (1/20/2012)
7-Hour USPAP - National USPAP Update (3/9/2012)
3-Hour Fla. Law - State Law Update (3/9/2012)
SEMINAR (AI) - Appraisal Review for General Appraisers (4/12/2012)
SEMINAR (AI) - Land Valuation (4/20/2012)
SEMINAR (AI) - The Valuation of Warehouses (6/22/2012)
SEMINAR (AI) - Town Hall Meeting: 2012 Appraisal Institute Forum (7/12/2012)
SEMINAR (AI) - IRS Valuation (7/19/2012)
SEMINAR (AI) - 7 Hour Business Practices and Ethics Course (12/7/2012)
SEMINAR (AI) - Real Estate Forecast 2013 (1/25/2013)
COURSE (AI) - 7 Hour Advanced Marketability Studies (5/6/2013)
SEMINAR (AI) - Developing a Supportable Workfile (11/15/2013)
SEMINAR (AI) - Florida Appraisal Law Course (2/7/2014)
SEMINAR (AI) - Liability Issues for Appraisers performing Litigation & Non-Lending Work (2/24/2014)
COURSE (AI) - 7 Hour National USPAP Update Course (4/25/2014)
SEMINAR (AI) - Economic Conditions (5/16/2014)
SEMINAR (AI) - Fundamentals of Going Concerns (7/16/2014)
SEMINAR (AI) - Litigation Assignments for Residential Appraisers (7/24/2014)
SEMINAR (AI) - Economic Engines of Miami-Dade County, Florida (1/23/2015)
SEMINAR (AI) - Economic Engines Driving Broward County, Florida (5/15/2015)
3-Hour Fla.Law - Florida Real Estate Broker 14-hour Continuing Education Course (incl. 3 hour core law) with exam (9/2015)
SEMINAR (AI) - Drone Technology & its Effect on Real Estate Valuations (11/2015)
SEMINAR (AI) - Loss Prevention for Real Estate Appraisers (1/22/2016)
COURSE (AI) - 7-Hour National USPAP Update Course (4/22/2016)
SEMINAR (AI) - 3-Hour Florida Appraisal Law (4/22/2016)
SEMINAR (AI) - 4-Hour Appraisals in the Banking Environment (5/6/2016)
SEMINAR (AI) - Appraising the Tough One: Mixed Use Properties (8/19/2016)
SEMINAR (AI) - 4-Hour Business Practices & Ethics (12/02/2016) 5-Year Requirement
WEBINAR (AI) - 2-Hour Yellow Book Changes – Overview for Appraisers (1/11/2017)
SEMINAR (AI) - 3-Hours Economic Engines Driving Broward County in 2017 (1/27/2017)
COURSE (AI) - 7-Hours: Introduction to Green Buildings Principles & Concepts (2/24/2017)
COURSE (AI) - 4 Hours: Another View of the Tough One: Sales Comparison Approach for Mixed-Use Properties (5/19/2017)
SEMINAR (AI) - 4 Hours: Appraising for Federal Office of Valuation Services & Yellow Book Review (8/18/2017)
COURSE (BR) - 14 Hours Real Estate Continuing Education, including 3-Hour Florida Real Estate Core Law (9/13/2017)
COURSE (AI) - 4-Hours: 2-4 Unit Small Residential Income Property Appraisals (11/3/2017)
COURSE (AI) - 15 Hours "Yellow Book" Uniform Appraisal Standards for Federal Land Acquisitions – Passed Exam (11/10/2017)
SEMINAR (AI) - 3 Hours "Hot Topics and Myths in Appraiser Liability" (1/26/2018)
COURSE (AI) - 7-Hour National USPAP Update Course (2/9/2018)
SEMINAR (AI) - 3 Hours Florida Appraisal Law (2/9/2018)
SEMINAR (AI) - 3 Hours "Parking Impact on Florida Properties" (5/4/2018)
SEMINAR (AI) - 4 Hours "Technology Tips for Real Estate Appraisers" (9/21/2018)

F) APPRAISAL TEACHING EXPERIENCE

Licensed by the Florida Department of Education to Teach (Certificate No. 275236). Authored and taught Residential and Commercial Real Estate Appraisal Courses for Broward County Adult Education Program. Taught Course 101 - Society of Real Estate Appraisers. Taught Course 201 - Society of Real Estate Appraisers. Taught Appraisal Seminars - Board of Realtors, ASA, SREA, and AI (Appraisal Institute). Adjunct Professor, University of Florida Division of Continuing Education: (taught Course 2, "Real Estate Principles and Practices" to prospective Florida Real Estate Brokers).

G) PROFESSIONAL OFFICES HELD/AWARDS

NATIONAL B.O.D. MEMBER	-	BOARD OF DIRECTORS of APPRAISAL INSTITUTE (2006- 2008)
AWARD	-	Appraisal Institute "NATIONAL PRESIDENTS AWARD" 2008
AWARD	-	Appraisal Institute "LIFETIME ACHIEVEMENT AWARD" 2011 For "high ethical standards, contributions to the Appraisal Institute, Community and Appraisal Profession for at least 20 years."
CHAIR	-	REGION X - All of Florida - Appraisal Institute (2008)
VICE-CHAIR	-	REGION X - All of Florida - Appraisal Institute (2007)
THIRD DIRECTOR	-	REGION X - All of Florida - Appraisal Institute (2006)
FINANCE OFFICER	-	REGION X – All of Florida – Appraisal Institute (2006)
PRESIDENT	-	BROWARD COUNTY, SOCIETY OF REAL ESTATE APPRAISERS
PRESIDENT	-	BROWARD COUNTY, AMERICAN SOCIETY OF APPRAISERS
CHAIR	-	FLA. STATE GOVERNMENT RELATIONS SUBCOMMITTEE OF AI
CHAIR	-	FLA. STATE LEGISLATION & REGULATION SUBCOMMITTEE OF AI

G) PROFESSIONAL OFFICES HELD/AWARDS

CHAIR	-	FLORIDA REALTORS COMMITTEE ON COMMITTEE REFORMS
CHAIR	-	EDUCATION COMMITTEE, FT. LAUDERDALE CHAPTER AI
CHAIR	-	CANDIDATES GUIDANCE COMMITTEE, FT .LAUDERDALE CHAPTER AI
CHAIR	-	NATIONAL Valuation for Financial Reporting PROJECT TEAM OF AI
VICE CHAIR & MEMBER	-	NATIONAL GOVERNMENT RELATIONS COMMITTEE OF AI (15 Years)
MEMBER	-	NATIONAL LONG RANGE PLANNING COMMITTEE OF AI
MEMBER	-	NATIONAL PUBLIC AFFAIRS COMMITTEE OF AI
DIRECTOR	-	REGION X (Florida) Appraisal Institute
MEMBER	-	REGION X (FLORIDA) ETHICS AND COUNSELING PANEL
DIRECTOR	-	BROWARD COUNTY, FLORIDA SOCIETY OF REAL ESTATE APPRAISERS
DIRECTOR	-	SOUTH FLORIDA CHAPTER AMERICAN SOCIETY OF APPRAISERS
MEMBER	-	NATIONAL EXPERIENCE REVIEW PANEL MEMBER OF AI
SPECIAL MASTER	-	BROWARD COUNTY BOARD OF TAX ADJUSTMENT
COMMISSIONER	-	17TH JUDICIAL CIRCUIT COURT, Broward County, FL
MEMBER	-	2013 APPRAISAL INSTITUTE NATIONAL BUSVAL PROJECT TEAM

H) PROFESSIONAL PUBLICATIONS & PRESENTATIONS

Wrote and taught a basic Residential Appraisal Course for the Broward County Adult Education Div. of the Dept. of Education;
Wrote and taught an Income Appraisal Course for the Broward County Adult Education Division of the Department of Education;
Co-authored and taught an appraisal course on Mortgage-Equity Capitalization for the American Society of Appraisers.
Authored and taught a Florida State and Appraisal Institute 3-hour accredited course in "The Legislation, Regulation and Appraisal of Real Property Rights in Florida September 7, 1996.
Presentation on "Gramm-Leach-Bliley" Federal Privacy Act of 1999 for South Florida Chapter of American Society of Appraisers on October 24, 2001.
Presented 3-hour Florida CEU-credit seminar on "Appraisers and the Gramm-Leach-Bliley Act" before the South Florida Chapter of the Appraisal Institute on July 27, 2002.
Presenter at 6.5 Hour CLE-credit Attorney Seminar on Florida Eminent Domain, "Valuation and Damage Issues" February 2, 2006, Fort Lauderdale, Florida

I) CIVIC INVOLVEMENT

MEMBER OF ROTARY INTERNATIONAL / PAUL HARRIS FELLOW
MEMBER OF THE GREATER FORT LAUDERDALE OPERA GUILD
MEMBER FLORIDA PHILHARMONIC BROWARD TRUSTEES
MEMBER OF THE BROWARD COUNTY LIBRARY SUPPORT GROUP ("BYBLOS")
MEMBER CIRCLE OF FRIENDS – NOVA SOUTHEASTERN LIBRARY FOUNDATION
MEMBER NOVA SOUTHEASTERN UNIVERSITY ALUMNI ASSOCIATION
MEMBER OF THE FORT LAUDERDALE HISTORICAL SOCIETY
MEMBER OF THE BROWARD COUNTY MUSEUM OF THE ARTS
MEMBER OF THE FORT LAUDERDALE / BROWARD COUNTY CHAMBER OF COMMERCE
MEMBER OF THE BETTER BUSINESS BUREAU OF SOUTH FLORIDA
LIFETIME HONORARY MEMBER FLORIDA SHERIFF'S ASSOCIATION
MEMBER NATIONAL & FT. LAUDERDALE COUNCILS U.S. NAVY LEAGUE
U.S. ARMY VETERAN WWII (RA 17212681) - HONORABLE DISCHARGE 1949

Vance Real Estate Service

Claudia Vance, MAI

Appraiser · Real Estate Analyst · Reviewer
Vance Real Estate Service · 7481 NW 4 Street · Plantation · FL · 33317
Office: 954·583·2116 Cell: 954·647·7148 Email: vanceval@att.net
Web Site: www.vancerealestateservice.com

Vance Real Estate Service is a Veteran-Owned Small Business (VOSB) and Florida Certified SDVBE Minority Business Enterprise specializing in personalized real estate valuation services in Florida for over 35 years. Designated appraisers perform the appraisal work, no trainees. Our appraisals are used for financial/ mortgage loan purposes from large mixed use complexes to small owner- occupied properties. We have the qualifications for appraisals submitted to SBA.
Jesse B. Vance, Jr., MAI, SRA, ASA and Claudia Vance, MAI are qualified as expert witnesses for eminent domain, deficiency judgments, marriage dissolution, and estates. Our firm values most types of real property interests, timely, professionally, and at competitive costs.

PROFESSIONAL QUALIFICATIONS

A) PROFESSIONAL DESIGNATIONS/ LICENSES

MAI Designation - APPRAISAL INSTITUTE No. 9451
State-Certified General Real Estate Appraiser No. RZ-173
Florida State Licensed Real Estate Broker No. BK 0161305
VOSB Veteran-Owned Small Business (CCR/Duns 826494957)

B) WORK HISTORY

1983 - Current	Vice President - Vance Real Estate Service
1981 – 1983	President - The Appraisal Company, Fort Lauderdale, Florida
1979 – 1981	Staff Appraiser - Real Property Analysts, Inc., Fort Lauderdale, Florida
1976 – 1980	REALTOR-Associate - The Atwood Corporation, Fort Lauderdale, Florida
1973 – 1975	Teacher of Secondary Language Arts in the Jefferson Parish School in Louisiana

C) QUALIFIED AS AN EXPERT WITNESS IN REAL ESTATE VALUATION

U.S. Bankruptcy Court, Southern District of Florida
Florida Circuit Court: Broward County

D) APPRAISER SPECIAL MAGISTRATE FOR THE BROWARD CO VALUE ADJUSTMENT BOARD 2002-2010

E) EXPERIENCE: 35+years appraising and analyzing real property interests in South Florida.

Partial list of real property types valued:
High value residences, Condominiums/ Co-operatives, Office, Industrial, Multi-family, Restaurants/ bars, Auto dealerships, City Centers, Hotels/ motels, Houses of worship, Schools, Child care centers, Self-storage, Funeral home, Animal Hospital, Mixed use, Nursing homes, Gas sales stations, Marinas, Mobile home parks, Shopping centers, Country clubs/ golf courses, Financial institutions, Bowling centers, Vacant land, Agricultural properties, Environmentally sensitive land

Types of Reports:
Market Value, Eminent Domain, Marketability, Feasibility, Highest and Best Use, Investment Analyses, Partial Interests, Easement Valuations, Estate planning, Marriage dissolution, Land use studies, Damage/ Contamination studies

F) PARTIAL LIST OF CLIENTS –

PRIVATE: Individuals, Corporations, Attorneys, Accountants, Habitat for Humanity, Seminole Tribe of Florida

COMMERCIAL BANKS: Wells Fargo; BankAtlantic; SunTrust; Citigroup; Space Coast Credit Union; State Farm Bank; Florida Shores Bank; American National Bank; Landmark Bank; City National Bank; Englewood Bank & Trust

SAVINGS & LOANS, INSURANCE COMPANIES, REAL ESTATE INVESTMENT TRUSTS, & REAL ESTATE TRANSFER COMPANIES, TITLE INSURANCE COMPANIES

FLORIDA CITIES: Fort Lauderdale, Plantation, Cooper City, Deerfield Beach, Tamarac, Oakland Park, Wilton Manors, Davie, Hollywood, Pembroke Pines, Hallandale Beach, Lauderhill, Southwest Ranches, Miramar, Boca Raton, Boynton Beach, West Palm Beach, Delray Beach

FLORIDA COUNTIES and AGENCIES: Broward, Palm Beach, Broward County Board of County Commissioners, School Board of Broward County, Broward County Housing Authority

STATE OF FLORIDA Department of Transportation (FDOT), Department of Environmental Protection

U.S. Department of Veterans Affairs, **U.S. Department of Treasury (IRS), U.S Marshall's Service, U.S. Attorney**

G) EDUCATIONAL BACKGROUND

Academic:

Bachelor of Arts Degree – University of New Orleans, New Orleans, LA – Major: English

Professional:

Course 1-A (AIREA) - Introduction to Appraising Real Property, 1977, Passed Exam
Course 1-B (AIREA) - Capitalization Theory and Techniques, 1978, Passed Exam
Course VIII (AIREA) - Residential Appraising, 1978, Passed Exam
Course SPP (AI) - Standards of Professional Practice, 1992, Passed Exam
Course 2-1 (AIREA) - Case Studies, 1987, Passed Exam
Course 2-2 (AIREA) - Report Writing, 1987, Passed Exam
Course R-2 (SREA) - Report Writing, 1978, Passed Exam
Course 202 (SREA) - Applied Income Property Valuation, 1983, Passed Exam
Course 301 (SREA) - Applications/Appraisal Analysis, 1984, No Exam
Course SPP (SREA) - Standards of Professional Practice, 1989, No Exam
Symposium (SREA) - Market Analysis, 1983, Philadelphia
Symposium (SREA) - Market Analysis, 1984, Atlanta
Symposium (SREA) - Market Analysis, 1985, Vancouver
Symposium (SREA) - Market Analysis, 1986, Atlantic City
Symposium (SREA) - Market Analysis, 1988, Los Angeles
SEMINAR (AI) - Cost Approach (1992/Boston)
SEMINAR (AI) - Rates & Ratios (1992/Boston)
SEMINAR (AI) - International Appraising (1992/Boston)
SEMINAR (AI) - Litigation Valuation/Mock Trial (1993)
SEMINAR (AI) - ADA ACT (1993/Reno)
SEMINAR (AI) - Hotel Valuation (1993)
SEMINAR (AI) - Income Capitalization, Methods (1993)
SEMINAR (AI) - Powerlines/Electromagnetic Radiation (1994)
SEMINAR (AI) - Verifying Market Data (1994)
SEMINAR (AI) - Market Studies for Appraisals (1994)
SEMINAR (AI) - Florida Appraiser Core Law (USPAP/1994)
SEMINAR (AI) - Limited Appraisals & Reports (USPAP/1994)
SEMINAR (AI) - Public Safety & Property Values (1995)
SEMINAR (AI) - Outparcel Valuation (1995)
SEMINAR (AI) - Computer Technology Video Conference (1995)
SEMINAR (AI) - The Internet & the Appraiser (1996)
SEMINAR (AI) - Florida Commercial Construction (1996)
SEMINAR (AI) - 1996 Data Exchange (1996)
SEMINAR (AI) - Real Property Rights in Florida (1996)
COURSE (AI) - USPAP & Florida Real Estate Core Law (1996)
SEMINAR (AI) - Valuation of Trees (1997)

G) EDUCATIONAL BACKGROUND (Continued)

SEMINAR (AI)	- Valuation of Transferable Development Rights [TDR's] (1997)
COURSE (AI)	- Standards of Professional Practice, Part C, 15 hour Course #430 (1997)
SEMINAR (AI)	- Non-Conforming Uses (1998)
SEMINAR (AI)	- The Impact of Contamination on Real Estate Value (1998)
COURSE (AI)	- USPAP & Florida Real Estate Core Law (1998)
SEMINAR (AI)	- Econometrics/Statistical Valuation Methods (1999)
SEMINAR (AI)	- Globalization of Real Estate/What U.S. Appraisers Need to Know (1999)
SEMINAR (AI)	- The Role of the Appraiser in Alternative Dispute Resolution (Mediation/Arbitration) (1999)
SEMINAR (AI)	- Technology Forum Part II/Intermediate (1999)
SEMINAR (AI)	- Client Satisfaction/Retention/Development (1999)
SEMINAR (AI)	- Attacking and Defending an Appraisal (1999)
SEMINAR (AI)	- Federal Appraisal Requirements (2000)
SEMINAR (AI)	- Regression Analysis in Appraisal Practice: Concepts & Applications (2000)
SEMINAR (AI)	- Analyzing Income Producing Properties (2000)
COURSE (AI)	- USPAP & Florida Real Estate Core Law (2000)
SEMINAR (AI)	- Mediation & Alternate Dispute Resolution Seminar (2001)
SEMINAR (AI)	- State of the Appraisal Profession (2001)
SEMINAR (AI)	- Ad Valorem Assessment Process in Florida (2002)
SEMINAR (AI)	- Role of Real Estate Appraisers in Bankruptcy Proceedings (2002)
SEMINAR (AI)	- Appraisers & the Gramm-Leach-Bliley Federal Privacy Act (2002)
SEMINAR (AI)	- How to Appraise the Ugly House (2002)
COURSE (AI)	- 2-Day Course #430, Standards of Professional Practice, Part C (2002)
SEMINAR (AI)	- Market Trends for 2003 (2003)
SEMINAR (AI)	- Update on Code of Professional Ethics (2003)
PANEL (AI)	- Moderator "Industry, Consumer & Congressional Views on Predatory Lending" D.C. (2003)
SEMINAR (AI)	- Florida State Law for Real Estate Appraisers (2003)
SEMINAR (AI)	- Appraisal Agreements (2003)
SEMINAR (AI)	- Analyzing Distressed Real Estate (2004)
SEMINAR (AI)	- Valuation for Financial Reporting Purposes (2004)
SEMINAR (AI)	- National USPAP Course (2004)
SEMINAR (AI)	- Inverse Condemnation (2004)
SEMINAR (AI)	- Loss Prevention (2005)
SEMINAR (AI)	- Single Family Fraud Awareness (2005)
SEMINAR (AI)	- Guide to the new URAR form (2005)
SEMINAR (AI)	- Technologies for Real Estate Appraisers (2006)
SEMINAR (AI)	- The Appraiser's Role in New Urbanism (2006)
SEMINAR (AI)	- National USPAP Update (2006)
SEMINAR (AI)	- Florida State Law for Real Estate Appraisers (2006)
SEMINAR (AI)	- Scope of Work and the New USPAP Requirements (2006)
SEMINAR (AI)	- Energy Star and the Appraisal Process (2006)
SEMINAR (AI)	- Reappraising, Readdressing, and Reassigning Appraisals (2007)
SEMINAR (AI)	- Real Estate Fraud (2007)
SEMINAR (AI)	- Forecasting Revenue (2007)
SEMINAR (AI)	- Florida Law for Real Estate Appraisers (2007)
COURSE (AI)	- Business Practice and Ethics #420 (2007)
SEMINAR (AI)	- Supervisor – Trainee Roles and Rules (2008)
COURSE (AI)	- 7 Hour National USPAP Update #400 (2008)
SEMINAR (AI)	- Hypothetical Conditions and Assumptions (2008)
SEMINAR (AI)	- Real Estate Economy (2008)
SEMINAR (AI)	- Public Sector Appraising (2009)
SEMINAR (AI)	- Inspecting the residential "green" house (2009)
WEBINAR (AI)	- Value for Financial Reporting (2009)
SEMINAR (AI)	- The Real Estate Market in 2009
SEMINAR (AI)	- New Government Regulations (2009)
SEMINAR (AI)	- Property Tax Assessment (2010)
SEMINAR (AI)	- 7 Hour National USPAP (2010)
SEMINAR (AI)	- Florida Law for Real Estate Appraisers (2010)
SEMINAR (AI)	- Supervisor/ Trainee Roles and Rules (2010)
SEMINAR (AI)	- The Real Estate Market (2011)
SEMINAR (AI)	- Uniform Appraisal Standards for Federal Land Acquisitions- "Yellow Book" (2011)
COURSE (AI)	- 15 Hour Appraisal Curriculum Overview (2011)
SEMINAR (AI)	- Spotlight on USPAP – Agreement for Services (2011)
SEMINAR (AI)	- Trial Components (2011)

G) EDUCATIONAL BACKGROUND (Continued)

SEMINAR (AI)	- Lessons from the Old Economy Working in the New (2012)
SEMINAR (AI)	- Appraisal Review for General Appraisals (2012)
COURSE (AI)	- National USPAP Update (2012)
SEMINAR (AI)	- Florida Law (2012)
SEMINAR (AI)	- Land Valuation (2012)
SEMINAR (AI)	- Valuation of Warehouses (2012)
SEMINAR (AI)	- IRS Valuation (2012)
SEMINAR (AI)	- Business Practices and Ethics (2012)
SEMINAR (AI)	- Real Estate Forecast (2013)
SEMINAR (AI)	- Advanced Marketability Studies (2013)
SEMINAR (AI)	- Developing a Supportable Workfile (2013)
SEMINAR (AI)	- Florida Appraisal Law (2014)
SEMINAR (AI)	- Liability Issues for Appraisers performing Litigation & Non-Lending Work (2014)
COURSE (AI)	-7 Hour National USPAP Update Course (2014)
SEMINAR (AI)	- Florida Law (2014)
SEMINAR (AI)	- New Real Estate Economy (2014)
SEMINAR (AI)	- Economic Engines of Miami-Date County (2015)
SEMINAR (AI)	- Economic Engines of Broward County (2015)
SEMINAR (AI)	- Tightening the Appraisal (2015)
SEMINAR (AI)	- Evaluating Commercial Construction (2015)
SEMINAR (AI)	- Drone Technology (2015)
SEMINAR (AI)	- Loss Prevention for Appraisers (2016)
COURSE (AI)	- 7 Hour National USPAP Update (2016)
SEMINAR (AI)	- Florida Law (2016)
SEMINAR (AI)	- Redefining the Appraisal & Its Role in an Evolving Banking Environment (2016)
SEMINAR (AI)	- The Tough One, Mixed use properties (2016)
SEMINAR (AI)	- Business Practices & Ethics (2016)
SEMINAR (AI)	- Economic Engines Driving Broward County (2017)
SEMINAR (AI)	- Introduction to Green Buildings & passed exam (2017)
SEMINAR (AI)	- Another View of the Tough Ones (2017)
SEMINAR (AI)	- Appraising for the Office of Valuation Services, Department of the Interior (2017)
SEMINAR (AI)	- Case Studies in Appraising Green Residential Buildings & passed exam (2017)
SEMINAR (AI)	- Uniform Appraisal Standards for Federal Land Acquisitions & passed exam (2017)
SEMINAR (AI)	-Hot Topics & Myths in Appraiser Liability (2018)
COURSE (AI)	- 7 Hour National USPAP Update (2018)
SEMINAR (AI)	- Florida Law (2018)
SEMINAR (AI)	-Parking & Its Impact on Florida Properties (2018)
SEMINAR (AI)	-What's New in Residential Construction (2018)
SEMINAR (AI)	-Valuation Resources for Solar Photovoltaic Systems (2018)

H) PROFESSIONAL INVOLVEMENT

Region X Representative of the Appraisal Institute 2006 – 2009
President of the South Florida Chapter of the Appraisal Institute - 2003
First Vice-President of the South Florida Chapter of the Appraisal Institute -2002
Second Vice-President of the South Florida Chapter of the Appraisal Institute -2001
Secretary of the South Florida Chapter of the Appraisal Institute -2000
Treasurer of the South Florida Chapter of the Appraisal Institute - 1999
Chair of the Education Committee of the S. Florida Chapter of the Appraisal Institute - 1995, 1996, 1997, 1998, 2007- 2018
Chair of the University Relations Committee of the South Florida Chapter of the Appraisal Institute - 2006
Director of the South Florida Chapter of the Appraisal Institute 1996 - 1998
Member of Region X (Florida) Ethics and Counseling Panel –AI
Graduate of the Florida REALTORS Institute (GRI)
Director of the Florida Association of REALTORS (FAR) - 1981
Committee Member of the Florida Association of REALTORS, Education Committee 1980 & 1981
Chairman of the Education Committee of the Fort Lauderdale REALTORS - 1981 and 1982; Member 1978, 1979, 1980
Member of the Long Range Planning and Awards Committees of the Fort Lauderdale REALTORS
Instructor for the Investment Division of the Fort Lauderdale REALTORS

I) PROFESSIONAL PUBLICATIONS & PRESENTATION

Prepared and taught *Mastering Real Estate Mathematics* at the Fort Lauderdale Area Board of REALTORS
Prepared and taught *A Guide to Researching Real Estate Information in Broward County* and *Working Through the Basic Approaches to Market Value,* Fort Lauderdale Area Board of REALTORS

J) CIVIC INVOLVEMENT

Member of the Navy League of the United States – Fort Lauderdale Council
Lifetime Honorary Member- Florida Sheriff's Association
Member of Zeta Tau Alpha Alumnae Fraternity

PropLogix®

Lewis, Longman & Walker, PA
#2419-048

Municipal Lien Search Report

1101 N Federal Highway , Boynton Beach, Florida, 33435

Owner(s): Karen Ho & Wing Ho

Our File #: 19-413181 **Parcel ID:** 08-43-45-21-32-008-0010

✔ **Taxes**	**2018:** PAID **2017:** PAID **2016:** PAID **Taxes Owed Prior to 2016?:** NO **Tangible Taxes:** PAID
✘ **Special Assessments**	**Fees Outstanding:** YES, $1,660.87*
✘ **Code Enforcement**	**Code Issues:** YES *NOTICE: THERE MAY BE CODE ENFORCEMENT LIENS ON THIS PROPERTY. PLEASE REFER TO YOUR TITLE SEARCH.*
✔ **Permitting**	**Permit Status:** None Found **Building Code Violations:** NO
✘ **Public Works**	**Services:** Sewer, Solid Waste, Water & Storm Water **Amount Due:** $57.89* **Utility Liens:** NO

Completed By: David Play **Report Compiled on:** 2/20/19

* Fees as of date received. Verify final amount with municipal department at time of payment. Errors and omissions coverage is based on the terms of your signed agreement with PropLogix. Without a signed agreement with PropLogix, any and all errors and omissions are not covered. This report is not a title search and does not provide the status or condition of title to the subject property. PropLogix, LLC, does not search instruments recorded in official records.

PropLogix®

Checks Payable To:

Special Assessments	**Boynton Beach City Clerk** City of Boynton Beach 100 E Boynton Beach Boulevard PO BOX 310 Boynton Beach, Florida 33435-0310
Public Works	**Boynton Beach City Clerk** City of Boynton Beach 100 E Boynton Beach Boulevard PO BOX 310 Boynton Beach, Florida 33435-0310

Form **W-9**
(Rev. August 2013)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)

Business name/disregarded entity name, if different from above
CITY OF BOYNTON BEACH

Check appropriate box for federal tax classification:
☐ Individual/sole proprietor ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶

☑ Other (see instructions) ▶

Exemptions (see instructions):
Exempt payee code (if any) C
Exemption from FATCA reporting code (if any)

Address (number, street, and apt. or suite no.)
100 E BOYNTON BEACH BLVD

Requester's name and address (optional)

City, state, and ZIP code
BOYNTON BEACH, FL 33435

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number
☐☐☐ - ☐☐ - ☐☐☐☐

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Employer identification number
5 9 - 6 0 0 0 2 8 2

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below), and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here Signature of U.S. person ▶ Jim W. Hall Date ▶ 2/12/14

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. The IRS has created a page on IRS.gov for information about Form W-9, at *www.irs.gov/w9*. Information about any future developments affecting Form W-9 (such as legislation enacted after we release it) will be posted on that page.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, payments made to you in settlement of payment card and third party network transactions, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

PropLogix®

Property Appraiser

Palm Beach County Property Appraiser - (561) 355-3230

Property Detail

Location Address	1101 N FEDERAL HWY
Municipality	BOYNTON BEACH
Parcel Control Number	08-43-45-21-32-008-0010
Subdivision	LAKE ADD TO BOYNTON
Official Records Book	30338 Page 940
Sale Date	DEC-2018
Legal Description	LAKE ADD TO BOYNTON LT 1 BLK A

Owner Information

Owners	Mailing address
HO KAREN	9174 CHIANTI CT
HO WING &	BOYNTON BEACH FL 33472 2459

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
DEC-2018	$10	30338 / 00940	QUIT CLAIM	HO WING &
AUG-2012	$40,000	25434 / 00464	WARRANTY DEED	HO BENJAMIN L
JUN-2012	$10	25295 / 01462	WARRANTY DEED	HEARTWOOD 57 LLC
MAR-2012	$60,100	25053 / 01300	CERT OF TITLE	BANKATLANTIC
AUG-2004	$10	17517 / 00088	QUIT CLAIM	HITE PETER &
APR-2004	$165,000	17039 / 00990	WARRANTY DEED	HITE PETER
MAR-2004	$10	17039 / 00989	QUIT CLAIM	EXANTUS ROSE E
MAR-2002	$10	13523 / 00248	QUIT CLAIM	EXANTUS ROSE E
DEC-1999	$110,000	11548 / 00669	WARRANTY DEED	EXANTUS MATHIEU P
MAR-1998	$30,000	10406 / 01428	QUIT CLAIM	AARON BENJAMIN
DEC-1983	$35,000	04133 / 01873	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units	0
*Total Square Feet	2460
Acres	0.1067
Use Code	1100 - STORES
Zoning	C4 - General Commercial (08-BOYNTON BEACH)

Appraisals

Tax Year	2018	2017	2016
Improvement Value	$2,638	$2,677	$2,517
Land Value	$92,283	$87,866	$83,682
Total Market Value	$94,921	$90,543	$86,199

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2018	2017	2016
Assessed Value	$94,921	$87,190	$79,264
Exemption Amount	$0	$0	$0
Taxable Value	$94,921	$87,190	$79,264

Taxes

Tax Year	2018	2017	2016
Ad Valorem	$1,999	$1,884	$1,779
Non Ad Valorem	$1,149	$1,161	$1,048
Total tax	$3,148	$3,045	$2,827

PropLogix®

Property Taxes

Palm Beach County Tax Collector - (561) 355-2264

No Taxes Due

Anne M. Gannon
Constitutional Tax Collector
Serving Palm Beach County
P.O. Box 3353
West Palm Beach, FL 33402-3353

Account Detail

Search Results | View Assessment Data

Account Information

Property Control Number	Property Type	Last Update
08-43-45-21-32-008-0010	Real Property	

Mailing Address:
HO BENJAMIN L
9174 CHIANTI CT
BOYNTON BEACH , FL 33472-2459

Property Address:
1101 N FEDERAL HWY
BOYNTON BEACH FL 33435

Owner of Record
HO BENJAMIN L

Deed Number:
0

Legal Description

LAKE ADD TO BOYNTON LT 1 BLK A

Notice to Tax Payer

Tax Bill Information

To pay online, click the ADD TO CART button in the orange Shopping Cart (upper right side of screen).

= Indicates taxes are not payable online.

= Indicates contact our office for additional information.

Real Estate and Tangible Personal Property Taxes not paid by April 1 are delinquent. Delinquent Real Estate Taxes are not payable online.

Interest and associated costs for delinquent taxes are determined by the date payment is received to the Tax Collector. A minimum charge of 3% is collected. Interest accrues up to 1.5% per month (18% annually).

Bill Type

Original Tax Bill = Original tax bill amount due in March.

Certificate = Unpaid certificate (AMOUNT DUE) indicates a tax lien exists. Within two tax years this property may be sold at auction to collect unpaid taxes. Click on bill year for more information.

Agency Certificate = Indicates a certificate was assigned to Palm Beach County.

Frequently Asked Questions

Tax Bills

Bill Year	Bill Type	Bill Number	Gross Tax	Penalty/Fees	Interest	Discount	Amount Due
2018	Original Tax Bill	101353674	$3,148.05	$0.00	$0.00	$0.00	$0.00
2018	Certificate	(05/31/2018) 2018:12680	$0.00	$0.00	$0.00	$0.00	$0.00
2017	Original Tax Bill	207030745	$3,045.61	$0.00	$0.00	$0.00	$0.00
2016	Original Tax Bill	101354690	$2,827.29	$0.00	$0.00	$0.00	$0.00
2015	Original Tax Bill	101344981	$2,669.66	$0.00	$0.00	$0.00	$0.00
2014	Original Tax Bill	101355810	$2,701.77	$0.00	$0.00	$0.00	$0.00

2014	Certificate	(06/01/2014) 2014:14566	$0.00	$0.00	$0.00	$0.00	$0.00	
2013	Original Tax Bill	101356705	$2,601.21	$0.00	$0.00	$0.00	$0.00	
2012	Original Tax Bill	101357792	$2,600.10	$0.00	$0.00	$0.00	$0.00	
2011	Original Tax Bill	101357052	$4,644.75	$0.00	$0.00	$0.00	$0.00	
2011	Certificate	(06/01/2011) 2011:16286	$0.00	$0.00	$0.00	$0.00	$0.00	
2010	Original Tax Bill	101358043	$4,810.78	$0.00	$0.00	$0.00	$0.00	
2010	Certificate	(06/01/2010) 2010:17196	$0.00	$0.00	$0.00	$0.00	$0.00	
2009	Original Tax Bill	305997680	$6,400.35	$0.00	$0.00	$0.00	$0.00	
2008	Original Tax Bill	305985320	$7,036.45	$0.00	$0.00	$0.00	$0.00	

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

Anne M. Gannon
Constitutional Tax Collector
Serving Palm Beach County
P.O. Box 3353
West Palm Beach, FL 33402-3353

Collection Cart

Collection Cart	Items	Total		
	0	$0.00	Checkout	View

Tax Account

Property Control Number	Property Type	Status
08-43-45-21-32-008-0010	Real Property	

Mailing Address:
HO BENJAMIN L
9174 CHIANTI CT
BOYNTON BEACH , FL 33472-2459

Property Address:
1101 N FEDERAL HWY
BOYNTON BEACH FL 33435

Geo CD:

Deed Number:
0

Legal Description

LAKE ADD TO BOYNTON LT 1 BLK A

Tax & Assessment

Ad Valorem	Gross Tax	Credit	Net Tax	Savings
CITY OF BOYNTON BEACH	$749.88	$749.88	$0.00	
COUNTY	$464.92	$464.92	$0.00	
SO FLA WATER MANAGEMENT DIST.	$27.87	$27.87	$0.00	
SCHOOL	$623.82	$623.82	$0.00	
CHILDRENS SERVICES COUNCIL	$60.78	$60.78	$0.00	
F.I.N.D.	$3.04	$3.04	$0.00	
PBC HEALTH CARE DISTRICT	$68.92	$68.92	$0.00	
Sub Total	**$1,999.23**	**$1,999.23**	**$0.00**	
Non Ad Valorem	**Gross Tax**	**Credit**	**Net Tax**	**Savings**
SOLID WASTE AUTHORITY OF PBC	$484.62	$484.62	$0.00	
BOYNTON BEACH FIRE RESCUE ASSESSMENT	$664.20	$664.20	$0.00	
Sub Total	**$1,148.82**	**$1,148.82**	**$0.00**	
Total Tax	**$3,148.05**	**$3,148.05**	**$0.00**	

Tax Installment

Period	Bill Number	Due Date	Bill Year	Tax	Discount	Penalty/Fee	Interest	Total Due
INST 1	101353674	2018	$0.00	$0.00	$0.00	$0.00	$0.00	
			Total Due:	**$0.00**	**$0.00**	**$0.00**	**$0.00**	

Notice to Tax Payer

Tax Certificates

Property Tax Help

Payments made between 5/31 – 6/7 of any year indicates the purchase of a Tax Certificate for delinquent taxes. Tax Certificate purchase(s) ARE **NOT** a payment of taxes. "Paid By" information displays the name of the Tax Certificate purchaser.

If a bill number begins with a year (i.e. 2017-001234), a Tax Certificate was sold for delinquent property taxes. The amount due is shown above in the "Tax Installment" section under the Total Due column.

** This Icon ⚠ indicates delinquent taxes and the tax bill cannot be paid on-line at this time. It may also indicate a recent TDA where additional fees are required. Contact our office at 561-355-2264 or email ClientAdvocate@taxcollectorpbc.com for additional details.

Tax Payment

Bill Year	Bill Number	Receipt Number	Amount Paid	Last Paid	Paid By
2018	101353674	$3,022.13	11/30/2018		

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

Anne M. Gannon
Constitutional Tax Collector
Serving Palm Beach County
P.O. Box 3353
West Palm Beach, FL 33402-3353

Collection Cart

Collection Cart	Items	Total		
	0	$0.00	Checkout	View

Tax Account

Property Control Number	Property Type	Status
08-43-45-21-32-008-0010	Real Property	

Mailing Address:
HO BENJAMIN L
9174 CHIANTI CT
BOYNTON BEACH , FL 33472-2459
Geo CD:

Property Address:
1101 N FEDERAL HWY
BOYNTON BEACH FL 33435

Deed Number:
0

Legal Description

LAKE ADD TO BOYNTON LT 1 BLK A

Tax & Assessment

Ad Valorem	Gross Tax	Credit	Net Tax	Savings
CITY OF BOYNTON BEACH	$688.80	$688.80	$0.00	
COUNTY	$427.43	$427.43	$0.00	
SO FLA WATER MANAGEMENT DIST.	$27.04	$27.04	$0.00	
SCHOOL	$612.89	$612.89	$0.00	
CHILDRENS SERVICES COUNCIL	$57.46	$57.46	$0.00	
F.I.N.D.	$2.79	$2.79	$0.00	
PBC HEALTH CARE DISTRICT	$68.08	$68.08	$0.00	
Sub Total	**$1,884.49**	**$1,884.49**	**$0.00**	
Non Ad Valorem	**Gross Tax**	**Credit**	**Net Tax**	**Savings**
SOLID WASTE AUTHORITY OF PBC	$496.92	$496.92	$0.00	
BOYNTON BEACH FIRE RESCUE ASSESSMENT	$664.20	$664.20	$0.00	
Sub Total	**$1,161.12**	**$1,161.12**	**$0.00**	
Total Tax	**$3,045.61**	**$3,045.61**	**$0.00**	

Tax Installment

Period	Bill Number	Due Date	Bill Year	Tax	Discount	Penalty/Fee	Interest	Total Due
INST 1	207030745	2017	$0.00	$0.00	$0.00	$0.00	$0.00	
INST 2	207030745	2017	$0.00	$0.00	$0.00	$0.00	$0.00	
INST 3	207030745	2017	$0.00	$0.00	$0.00	$0.00	$0.00	
INST 4	207030745	2017	$0.00	$0.00	$0.00	$0.00	$0.00	
			Total Due:	**$0.00**	**$0.00**	**$0.00**	**$0.00**	

Notice to Tax Payer

Tax Certificates

Property Tax Help

Payments made between 5/31 – 6/7 of any year indicates the purchase of a Tax Certificate for delinquent taxes. Tax Certificate purchase(s) ARE **NOT** a payment of taxes. "Paid By" information displays the name of the Tax Certificate purchaser.

If a bill number begins with a year (i.e. 2017-001234), a Tax Certificate was sold for delinquent property taxes. The amount due is shown above in the "Tax Installment" section under the Total Due column.

** This Icon ⚠ indicates delinquent taxes and the tax bill cannot be paid on-line at this time. It may also indicate a recent TDA where additional fees are required. Contact our office at 561-355-2264 or email ClientAdvocate@taxcollectorpbc.com for additional details.

Tax Payment

Bill Year	Bill Number	Receipt Number	Amount Paid	Last Paid	Paid By
2017	207030745	$6.25	10/25/2018		
2017	207030745	$2,537.39	5/31/2018		
2017	207030745	$664.44	6/30/2017		

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

Anne M. Gannon
Constitutional Tax Collector
Serving Palm Beach County
P.O. Box 3353
West Palm Beach, FL 33402-3353

Collection Cart

Collection Cart	Items	Total		
	0	$0.00	Checkout	View

Tax Account

Property Control Number	Property Type	Status
08-43-45-21-32-008-0010	Real Property	

Mailing Address:
HO BENJAMIN L
9174 CHIANTI CT
BOYNTON BEACH , FL 33472-2459

Property Address:
1101 N FEDERAL HWY
BOYNTON BEACH FL 33435

Geo CD:

Deed Number:
0

Legal Description

LAKE ADD TO BOYNTON LT 1 BLK A

Tax & Assessment

Ad Valorem	Gross Tax	Credit	Net Tax	Savings
CITY OF BOYNTON BEACH	$626.19	$626.19	$0.00	
COUNTY	$389.52	$389.52	$0.00	
SO FLA WATER MANAGEMENT DIST.	$26.21	$26.21	$0.00	
SCHOOL	$609.43	$609.43	$0.00	
CHILDRENS SERVICES COUNCIL	$54.16	$54.16	$0.00	
F.I.N.D.	$2.54	$2.54	$0.00	
PBC HEALTH CARE DISTRICT	$71.28	$71.28	$0.00	
Sub Total	**$1,779.33**	**$1,779.33**	**$0.00**	
Non Ad Valorem	**Gross Tax**	**Credit**	**Net Tax**	**Savings**
SOLID WASTE AUTHORITY OF PBC	$482.16	$482.16	$0.00	
BOYNTON BEACH FIRE RESCUE ASSESSMENT	$565.80	$565.80	$0.00	
Sub Total	**$1,047.96**	**$1,047.96**	**$0.00**	
Total Tax	**$2,827.29**	**$2,827.29**	**$0.00**	

Tax Installment

Period	Bill Number	Due Date	Bill Year	Tax	Discount	Penalty/Fee	Interest	Total Due
INST 1	101354690	2016	$0.00	$0.00	$0.00	$0.00	$0.00	
			Total Due:	**$0.00**	**$0.00**	**$0.00**	**$0.00**	

Notice to Tax Payer

Tax Certificates

Property Tax Help

Payments made between 5/31 – 6/7 of any year indicates the purchase of a Tax Certificate for delinquent taxes. Tax Certificate purchase(s) ARE **NOT** a payment of taxes. "Paid By" information displays the name of the Tax Certificate purchaser.

If a bill number begins with a year (i.e. 2017-001234), a Tax Certificate was sold for delinquent property taxes. The amount due is shown above in the "Tax Installment" section under the Total Due column.

** This Icon ⚠ indicates delinquent taxes and the tax bill cannot be paid on-line at this time. It may also indicate a recent TDA where additional fees are required. Contact our office at 561-355-2264 or email ClientAdvocate@taxcollectorpbc.com for additional details.

Tax Payment

Bill Year	Bill Number	Receipt Number	Amount Paid	Last Paid	Paid By
2016	101354690	$2,742.48	12/30/2016		

Tangible Taxes

Palm Beach County Tax Collector — 561-355-2264

No taxes due

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving *you.*

Anne M. Gannon
Constitutional Tax Collector
Serving Palm Beach County
P.O. Box 3353
West Palm Beach, FL 33402-3353

Collection Cart

Collection Cart	Items	Total		
	0	$0.00	Checkout	View

Tangible Account Information

Account Number	Property Type	Last Update
172972	Personal Property	

Mailing Address:
MIRACLE OUTREACH MINISTRY INTERNATIONAL
1101 N FEDERAL HWY
BOYNTON BEACH , FL 33435-3228

Property Address:
1101 N FEDERAL HWY
BOYNTON BEACH FL 33435

Owner of Record
MIRACLE OUTREACH MINISTRY INTERNATIONAL

Deed Number:
0

Tax Authority
0898-CITY OF BOYNTON BEACH

Tax Bills

Bill Year	Gross Tax	Amount Paid	Discount	Penalty/Fees	Interest	Due Date	Amount Due
2013	$0.00	$0.00	$0.00	$0.00	$0.00	3/31/2014	$0.00
2012	$0.00	$0.00	$0.00	$0.00	$0.00	4/1/2013	$0.00
2011	$0.00	$0.00	$0.00	$0.00	$0.00	4/2/2012	$0.00
2010	$0.00	$0.00	$0.00	$0.00	$0.00	3/31/2011	$0.00
2009	$0.00	$0.00	$0.00	$0.00	$0.00	3/31/2010	$0.00
2008	$0.00	$0.00	$0.00	$0.00	$0.00	3/31/2009	$0.00
						Total	$0.00

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving *you.*

Anne M. Gannon
Constitutional Tax Collector
Serving Palm Beach County
P.O. Box 3353
West Palm Beach, FL 33402-3353

Collection Cart

Collection Cart	Items	Total		
	0	$0.00	Checkout	View

Tangible Account Information

Account Number	Property Type	Last Update
141179	Personal Property	

Mailing Address:
OUTREACH INTERNATIONAL INC
1101 N FEDERAL HWY
BOYNTON BEACH , FL 33435-3228

Property Address:
1101 N FEDERAL HWY
FL

Owner of Record
OUTREACH INTERNATIONAL INC

Deed Number:
CONV000006788430

Tax Authority
0898-CITY OF BOYNTON BEACH

Tax Bills

No Installment Records Found

PropLogix®

Special Assessments

Palm Beach County Special Assessments - (561) 355-3457

SHARON R. BOCK
Clerk & Comptroller
Palm Beach County

HOME | FINANCE SPECIAL ASSESSMENT MAIN PAGE | NEW SEARCH | LAST SEARCH | FAQ | Contact

Finance Special Assessment Search

Owner Name: (Enter Last name first with no commas: e.g., Smith Al)

Situs Address: 1101 N FEDERAL

Account ID: (Enter Account ID)

PCN: (Enter Property Control Number without dashes)

Account Status: All Accounts

Search Reset

Account ID	PCN	Project Name	Owner	Situs Address	Status	Request Type

No records found for the criteria you have entered. Try broadening your criteria and searching again.

First Previous Next Last

SHARON R. BOCK
Clerk & Comptroller
Palm Beach County

HOME | FINANCE SPECIAL ASSESSMENT MAIN PAGE | NEW SEARCH | LAST SEARCH | FAQ | Contact

Finance Special Assessment Search

Owner Name: (Enter Last name first with no commas: e.g., Smith Al)

Situs Address: (Enter Situs Address)

Account ID: (Enter Account ID)

PCN: 08434521320080010

Account Status: All Accounts

Search Reset

Account ID	PCN	Project Name	Owner	Situs Address	Status	Request Type

No records found for the criteria you have entered. Try broadening your criteria and searching again.

First Previous Next Last

PropLogix®

City Lien Search

Boynton Beach City Clerk - (561) 742-6000

There are open code enforcement violation(s) on this property.
Additionally, we have been notified of code enforcement liens on this property.
There are special assessment fees due.
Please contact Boynton Beach City Clerk for more information.

*This report provides unrecorded municipal debt search results. Any recorded code enforcement liens contained herein are provided for informational purposes only and may not be relied upon in lieu of a title search.

City of Boynton Beach
Interest In Real Property

This document serves as constructive notice of the
City of Boynton Beach's interest in the real property identified below.

PCN	08434521320080010
Property Address	1101 N FEDERAL HWY

Search performed by **Proplogix** of **Proplogix** on Wed Feb 20 12:57:16 PST 2019

Tracking Number: 1581418

Access PIN: 83380

Item 1 of 5

Code Enforcement	
Case Number	16-00001531
Date Opened	09/22/2016
Case Type	ALL - ACTIVE LOT LIEN
Case Status	AC - ACTIVE

For compliance please contact the Code Compliance Department at the City of Boynton Beach via messaging.

Item 2 of 5

Code Enforcement	
Case Number	16-00000506
Date Opened	03/03/2016
Case Type	LIEN - LIEN
Case Status	AC - ACTIVE

For compliance please contact the Code Compliance Department at the City of Boynton Beach via messaging.

Item 3 of 5

Code Enforcement	
Case Number	15-00002595
Date Opened	11/17/2015
Case Type	ALL - ACTIVE LOT LIEN
Case Status	AC - ACTIVE

For compliance please contact the Code Compliance Department at the City of Boynton Beach via messaging.

City of Boynton Beach
Interest In Real Property

Item 4 of 5

Mowing and Maintenance	
Resolution Number	R17-082
Lien Number	16-1531
Original Invoice	$918.09
Resolution Adopted	09/07/2017
Amount Due on 02/25/2019	$1,025.95

For compliance please contact the City Clerk at the City of Boynton Beach via messaging.

Item 5 of 5

Mowing and Maintenance	
Resolution Number	R16-096
Lien Number	15-2595
Original Invoice	$528.09
Resolution Adopted	08/16/2016
Amount Due on 02/25/2019	$634.92

For compliance please contact the City Clerk at the City of Boynton Beach via messaging.

UTILITY 1 of 1

Utilities	
Customer Number	214543
Current Amount	$57.89
Customer Status	ACTIVE

Conduit reports may not reflect outstanding balances owed to the City due to write-offs or other internal account adjustments. Please note, written off balances or other debt incurred by a property owner must be paid prior to the initiation of new utility service at a property. In order to obtain accurate account information, please contact the Utilities Department at the City of Boynton Beach via messaging.

No outstanding Building Permits were found.

SERVICE FEE FOR THIS REPORT PAID IN FULL: $115

This statement is furnished at the request of the applicant for informational purposes only, and the City of Boynton Beach, its officers or employees assume no responsibility or liability whatsoever for the authenticity or correctness of the matters set forth herein.

MY CONDUITS™

Better connections to your information

HOME

CONDUITS REPORT

Tracking Number:
1581418

User's Reference #:
19-413181

User:
Proplogix

Company:
Proplogix

Primary Property ID:
08434521320080010

Property Address:
1101 N FEDERAL HWY

Search performed on:
02/20/2019 12:51 PM PST

Items Found:
6

Duplicate Search:
false

Prepaid Search:
true

REPORT (PDF)

MESSAGING HISTORY

THE ABILITY TO SEND NEW MESSAGES RELATED TO THIS CONDUITS REPORT WILL CLOSE ON 03/22/2019.

B I U A

General Message

Compose a message...

+ Add Attachment

SEND MESSAGE

On behalf of the City of Boynton Beach Utility billing recognized owners. There is currently a balance of $57.89 Account Number: 214543-12085 Owner Name: Karen Yeh Ho Please make check payable to City of Boynton Beach Utilities Department, 3301 Quantum Blvd Suite 101, Boynton Beach, FL 33426

Utility

iveyj@bbfl.us — Wednesday, 20 February 2019 01:19:01 PM

Please advise if there are any outstanding or written off balances owed for the property.

Please email the results to DAVID.PLAY@PROPLOGIX.COM

Utility

Proplogix — Wednesday, 20 February 2019 12:59:47 PM

INITIAL SEARCH REPORT OBTAINED ON 02/20/2019